Karen Johnson Davidson County
Batch# 1452099 DEEDWARR
07/28/2026 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,822.25
20260728-0068497

Name and Address of New Owner:
Jacqueline R. Komos
7036 Evans Hill Way
Hermitage, Tennessee 37076

Send Tax Bills To:
Jacqueline R. Komos
7036 Evans Hill Way
Hermitage, Tennessee 37076

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 086 12 0D 076.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael Burr, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jacqueline Renee Komos, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 76, on The Plan of RIVERBROOK, PHASE 2, FINAL SUBDIVISION PLAT, as shown on plat of record in Instrument No. 20220617-0069868, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Michael Burr, an unmarried man, by General Warranty Deed from Michael Burr and Kelly Anne Burr, formerly married, of record in Instrument No. 20241210-0096002, in the Register's Office of Davidson County Tennessee, dated September 09, 2024, and recorded on December 10, 2024.

Being the same property conveyed to Michael Burr, a married man, by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona Corporation, of record in Instrument No. 20231016-0080800, in the Register's Office of Davidson County Tennessee, dated October 13, 2023, and recorded on October 16, 2023.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of July, 2026.

_____(SEAL)
Michael Burr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of July, 2026, before me personally appeared Michael Burr, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of July, 2026.

TRICIA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/21/2027
WILLIAMSON COUNTY

_____
Notary Signature
My commission expires: 9-21-27

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $492,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jacqueline Komos
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of July, 2026.

Notary Signature
My commission expires: 9-21-27

TRICIA JONES
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/21/2027
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law, on July 27, 2026.

July 28, 2026
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
611 WOODLAND STREET
NASHVILLE, TN 37206
(615) 274-8698

NATALIE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 28 day of July, 2026.

Notary Public:

My Commission Expires: 11-18-2029