Karen Johnson Davidson County
Batch# 1455548 DEEDWARR
08/04/2026 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20260804-0071612

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260654913**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $785,000.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2026. Notary Public My Commission Expires: 4/12/27

E. KIRKHAM GORE III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Lauren Burgess and Daniel Burgess 5308 Fredericksburg Way West Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171-03-0A-138.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Nicholas Jacques and Joanna M. Jacques, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lauren Burgess and Daniel Burgess, wife and husband** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 101 as shown on the map entitled SECTION 6A, FREDERICKSBURG, R20 RESIDENTIAL P.U.D. of record in Plat Book 9700, Page 150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES NICHOLAS JACQUES AND JOANNA M. JACQUES, HUSBAND AND WIFE, by deed from MARK CORNELL AND LOUANN CORNELL, HUSBAND AND WIFE, of record in Instrument No. 20210614-0079747, dated June 2, 2021, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 171-03-0A-138.00 CO.

Matters shown on the Plan of record in Plat Book 9700, page 150 and boundary plan in Plat Book 7900, page 509, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8920, page 65, Book 9500, page 393, Book 9860, page 840, Book 10224, page 683, corrected in Book 10294, page 850, said Register's Office.

By-Laws of record in Book 8920, page 45 and in Book 10694, page 539, said Register's Office. conveyed in deed of record in Book 7851, page 712, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7358, page 643 and Book 7993, page 269, said Register's Office.

This is improved property located at 5308 Fredericksburg Way West Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2026.

James Nicholas Jacques

Joanna M. Jacques

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Nicholas Jacques and Joanna M. Jacques, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2026.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 31st day of July, 2026.

K. Thomas Sidwell
Date: 7/31/26

STATE OF Tennessee

COUNTY OF Williamson

Sworn to and subscribed before me this 31st day of July, 2026.

Notary Public
My Commission Expires: 12-1-29

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY