WARRANTY DEED

Karen Johnson Davidson County
Batch# 1455863 DEEDWARR
08/05/2026 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $895.40
20260805-0072019

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of July, 2026.

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

Notary Public

My Commission Expires: 8/24/27

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Atnafu Kelekay	NEW OWNER	150-008-0-145.00
233 Quiet Lane		
LaVergne, TN 37086		

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Lesli Oliver Wright, Conservator of Carol Ann Pursel, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Atnafu Kelekay, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Lot No. 437, on the Final PUD Plan of Somerset, Phase I of record in Plat Book 6900, Page 427, and Revised in Plat Book 6900, Page 690 and 691, Register's Office of said County, to which reference is made for a more complete description.

Being the same property conveyed to Carole Ann Pursel, unmarried by Deed from the Secretary of Housing and Urban Development, of Washington D.C., dated 10/31/08 and filed for record in Instrument No. 20081105-0109960, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Carol Ann Pursel, unmarried by Deed from Carol Ann Pursel, who took title erroneously as Carole Ann Pursel, unmarried, dated 6/4/21 and filed for record in Instrument No. 20210708-0092481, Register's Office for Davidson County, Tennessee. Lesli Oliver Wright was appointed Conservator of Carol Ann Pursel by Order of Conservatorship in Docket No. 25P1077, and Order Approving Contract for the Sale of Respondent's Real Property in Docket No. 25P1077, in the Second Circuit Court for Davidson County, Tennessee.

This conveyance is subject to the following:

Subject to any and all easements and minimum building setback lines of record.

Subject to all matters on Plan of record in Plat Book 6900, pages 690 and 691, Register's Office for said County.

Charter of Somerset Homeowner's Association, Inc., of record in Book 7661, page 37, Register's Office for said County.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7619, page 647, as amended

in Book 7657, page 583, Book 7675, page 923, Book 8708, page 630, Book 7776, page 826, Book 8201, page 770, Book 8663, page 384, Book 9036, page 326, Book 9065, page 744, Book 9072, page 572, Book 9245, page 332, Book 9696, page 654, Book 10404, page 641, and Instrument No. 20060405-0039162, Register's Office for said County.

Subject to By-Laws of Somerset Homeowner's Association, Inc., of record in Book 7619, page 679, as amended in Book 9509, page 363, and Book 9647, page 472, and Instrument No. 20090513-0044145, Register's Office for said County.

Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5263, pages 793, 796, 799, 802, 805, 808, 811, and 814, and Book 7086, page 382, Register's Office for said County.

Taxes for the year 2026 are a lien, not yet due and payable and subsequent years.

This is unimproved X improved property, known as 1109 Burlingame Court, Nashville, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

Conservatorship of Carol Ann Pursel

By: Lesli O. Wright, conservator
Lesli Oliver Wright, Conservator

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lesli Oliver Wright as Conservator of Carol Pursel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Conservator of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

Notary Signature
My commission expires: 8/24/27

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Kathy Lee, 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 7/31/26.

Affiant Signature

Date: 7/31/26

STATE OF TENNESSEE

COUNTY OF ROBERTSON

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

Notary Public

My commission expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER