This instrument was prepared by **Michael W. Dale** of the law firm of Mitchell Ross Rocconi, PLLC, 308 South Second Street, Clarksville, TN 37040.

MAIL TAX STATEMENTS TO:

William H. Leone
9652 Stanfield Road
Brentwood, TN 37027

OWNER AND PROPERTY ADDRESS:

William H. Leone
515 Church Street #3708
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 1468066 DEEDWARR
09/03/2026 03:31:30 PM 6 pgs
Fees: $33.00 Taxes: $2,960.00
20260903-0082110

ESTATE OF JEFFERY D. BURKHART

TO: CASH WARRANTY DEED

WILLIAM H. LEONE

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is acknowledged, **R. MITCHELL ROSS AND KENDRA BUCCIARELLI, AS CO-EXECUTORS OF THE ESTATE OF JEFFERY D. BURKHART,** as **Grantors** and in this deed called the **"Grantors"**, have this day bargained and sold and do hereby transfer and convey unto **WILLIAM H. LEONE**, a married man as his sole and separate property, **Grantee**, and in this deed called the **"Grantee",** in fee simple absolute, and unto **Grantee's** heirs and assigns forever, the following described real estate, together with any and all the improvements, appurtenances, estate, title and interest located on the real estate, situated in Davidson County, Tennessee, to-wit:

> Unit 3708, of 505 High Rise Condominium (the "Units") described in the Declaration Establishing 505 High Rise Condominium of record as Instrument No. 20171218-0128946 and amended in Instrument No. 20181009-0099878 and amended in Instrument No. 20191016-0106180 and amended in Instrument No. 20210302-0027008, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to each of the unties set forth in Exhibit "E" of the Declaration Establishing 505 High Rise Condominium. The 505 High Rise Condominium constitutes the High Rise Unit in the 505 Master Condominium, as established by the Declaration Establishing 505 Master Condominium, of record as Instrument No. 20171218-0128945, said Register's Office. Reference is hereby made to the plat of 505 Master Condominium of record as Exhibit "D" to the Declaration Establishing 505 Master Condominium, for a more complete identification and description of the High Rise Unit of 505 Master Condominium, and the plat of 505 High Rise Condominium of record as Exhibit "D" to the Declaration Establishing 505 High Rise Condominium, for a more complete identification and description of the Units.

This description was taken from the previous deed of record.

This being the same real estate conveyed to Jeffery D. Burkhart, dba JB Investments, by Deed of record in Instrument No. 20220504-0051663, in the Register's Office for Davidson County, Tennessee. The said Jeffrey D. Burkhart, aka Jeffery D. Burkhart is now deceased, having died on November 14, 2025. The Estate of Jeffrey D. Burkhart is being probated in the Chancery Court for Montgomery County Tennessee in Case # MC-CH-CV-PB-25-444. R. Mitchell Ross and Kendra Buccairelli are the Co-Executors of said Estate and are authorized sell any real estate owned by the decedent by order of said Court. The map, group and parcel number assigned to the above-described real estate by the Assessor of Property for Davidson County, Tennessee is 093-06-1M-107.00CO.

TO HAVE AND TO HOLD said real estate together with any and all improvements, appurtenances, estate, title and interest thereon unto **Grantee**, in fee simple absolute, and unto **Grantee's** heirs and assigns forever.

SUBJECT to Capitol Mall Redevelopment Project Plan and Restrictions, as provided in Metropolitan County Council Ordinances 77-716, 82-845, 82-845, 91-1567, 93-774, 97-755, 98-1187, BL 2002-1033 and BL2004-424, and as recorded in Book 7423, Page 374, Book 8421, Page 587, Book 9208, Page 613, Book 10512, Page 464, Instrument No. 20020626-0076795 and Instrument No. 20050124-0008719, Register's Office for Davidson County, Tennessee. Matters shown on Plan of record in Instrument No. 2040926-0089008, said Register's Office. Agreement for Dedication of Pedestrian Sidewalk Easement of record in Instrument No. 20140923-0087004 and amended in Instrument No. 20151231-0131612 said Register's Office. Agreement for Dedication of Pedestrian Sidewalk Easement of record in Instrument No. 20151231-0131613, said Register's Office. Declaration of Covenants and Easements of record in Instrument No. 20141114-0105300 and amended in Instrument No. 20171218-0128944, said Register's Office. Assignment and Assumption of Development Documents of record as Instrument No. 20151203-0122110, said Register's Office. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150820-0084149, said Register's Office. Memorandum of Parker Lease and License of record in Instrument No. 20141114-0105301 and amended in Instrument No. 20171218-0128943, said Register's Office. Assignment and Assumption of Development Documents of record as Instrument No. 20151203-0122110, said Register's Office. Declaration establishing 505 Master Condominium of record in

Instrument No. 2017218-018945 and Instrument No. 20191002-010000557, Instrument No. 20171218-0128946 and amended in Instrument No. 20181009-0099878 and amended in Instrument No. 20191016-0106180 and amended in Instrument No. 20210302-0027008, said Register's Office. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20170504-0044298, said Register's Office. **GRANTORS COVENANT** that **Grantors** are lawfully seized and possessed of said real estate; that **Grantors** have a good and lawful right to convey the same; that this real estate is unencumbered; and, that **Grantors** will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

Meredith Grace Burkhart joins in this conveyance to convey any interest she may have as the sole beneficiary under the Last Will and Testament of Jeffery D. Burkhart.

POSSESSION will be given upon delivery of this deed.

THE REAL ESTATE AD VALOREM TAXES for the current year are to be pro-rated between the parties.

IN WITNESS WHEREOF, Grantor has affixed **Grantor's** signature on this the 27th day of August, 2026.

GRANTORS:

JEFFERY D. BURKHART, INDIVIDUALLY, dba JB INVESTMENTS, BY AND THROUGH THE ESTATE OF JEFFREY D. BURKHART

BY: R Mitchell Ross
R. MITCHELL ROSS, CO-EXECUTOR

BY: Kendra Bucciarelli
KENDRA BUCCIARELLI, CO-EXECUTOR

Meredith Grace Burkhart
MEREDITH GRACE BURKHART

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, R. Mitchell Ross, Co-Executor of the Estate of Jeffery D. Burkhart, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained on this 27th day of August, 2026.

Britt Young
NOTARY PUBLIC **SEAL**

Commission Expires: 7/6/27

BRITT YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF STEWART

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Kendra Bucciarelli, Co-Executor of the Estate of Jeffery D. Burkhart, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained on this 27th day of August, 2026.

Britt Young
NOTARY PUBLIC **SEAL**

Commission Expires: 7/6/27

BRITT YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF STEWART

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Meredith Grace Burkhart, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained on this 27th day of August, 2026.

NOTARY PUBLIC **SEAL**

Commission Expires: 7/6/27

BRITT YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF STEWART

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ MONTGOMERY

As required by Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being **Grantee, Grantee's** agent or a trustee acting for **Grantee,** after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $800,000.00.

AFFIANT

SWORN AND SUBSCRIBED TO before me on this the 27th day of August, 2026

NOTARY PUBLIC **SEAL**

Commission expires: 7/6/27

BRITT YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF STEWART

Certificate of Authenticity
for Electronically Filed Document

I, W. Aaron Forther, 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 8/27/2026 (date of document).

Date: 8/31/2026

Affiant Signature

State of Tennessee)
)
County of Williamson)

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

Notary's Signature

MY COMMISSION EXPIRES: 5/29/2030

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

202609030082110