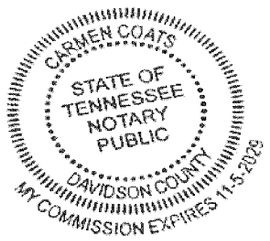
Karen Johnson Davidson County
Batch# 1470354 DEEDWARR
09/08/2026 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,692.75
20260908-0083336

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $457,500.00.

Affiant

Subscribed and sworn to before me, this the 7th day of August, 2026.

Carmen Coats
Notary Public

My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Berwanger Bungalows LLC	New Owner(s)	061-03-0-031.00
14159 Margate St.		
Sherman Oaks, CA 91401		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PATRICIA ANN BURKS, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BERWANGER BUNGALOWS LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, being Lot No. 90, as shown on the map entitled Gra-Mar Acres, Section II, of record in Plat Book 2133, page(s) 74, 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 Patricia Ann Burks by Warranty Deed from Paul Batia and Freda Batia Individually and as Executors of the Estate of Addie Elizabeth Walden Deceased of record in Instrument No. 20040415-0042495 Register's Office for Davidson County, Tennessee, dated April 08, 2004 and recorded on April 15, 2004.

The said Addie E. Walden Deceased.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 4428 Saunders Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of August, 2026.

Patricia Ann Burks

Patricia Ann Burks

STATE OF KENTUCKY
COUNTY OF JEFFERSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Patricia Ann Burks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of August, 2026.

Timothy Dunham

Notary Public

My Commission Expires: 11-02-2028

Timothy Dunham
Notary Public
Commonwealth of Kentucky
Commission Number KYNP17893
My commission expires November 02, 2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 7. 2026

Affiant Signature

2nd day of September, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

