WARRANTY DEED

Karen Johnson Davidson County
Batch# 1471843 DEEDWARR
09/11/2026 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,430.05
20260911-0084449

File #26-DW-0729-S

(SEAL)
TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $386,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF September, 2026.

Notary Public
MY COMMISSION EXPIRES: 9/15/27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Haley Blackburn, Justin Marks and Rhonda Marks	New Owner	
(NAME)	(NAME)	
729 Greymont Drive		**119 08 0 035.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

TYLER T. BURKE AND KELSEY B. BURKE, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

HALEY JENSEN BLACKBURN, AN UNMARRIED WOMAN, JUSTIN MARKS, AN UNMARRIED MAN, AND RHONDA MARKS, A MARRIED WOMAN, JOINT TENANCY WITH RIGHT OF SURVIVORSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 42 on the Map of SECTION TWO, GLENCLIFF ESTATES, as of record in Plat Book 1130, page 77 and 78, Register's Office for said County, described as follows:

Beginning at a point in the Northerly margin of Graymont Drive at the common corners of Lots Nos. 42 and 43; thence Easterly along said drive, 205.2 feet to a concrete monument at the beginning of a curve; thence around said curve, having a radius of 25 feet, a distance of 38.8 feet to a concrete monument in the Westerly margin of said unnamed street 300 feet to the Northeast corner of said lot, of said unnamed street 300 feet to the Northeast corner of said lot; thence along the Northerly line of said lot, Southwesterly 185.3 feet to the common corners of Lots No. 42 and 43; thence Southerly with the line between said lots 169.1 feet to the beginning.

Being the same property conveyed to Tyler T. Burke and Kelsey B. Burke, husband and wife, by Warranty Deed from Charles Hagar and wife, Ann Hagar, of record in Instrument No. 20220128-0010236, in the Register's Office of Davidson County, Tennessee, dated January 14, 2022, and recorded on January 28, 2022.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, GLENCLIFF ESTATES, as recorded in Plat Book 1130, Page(s) 77 & 78.
* Rights of the public to the use of that part of the land described herein within the bounds of Unnamed.
* Easement for the flow of the waters of Unnamed, and the rights of the public therein.
* Rights of upper and lower riparian owners to the flow of the waters of the Unnamed, free from diminution or pollution.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 729 Greymont Drive, Nashville, TN 37217.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 8th day of September, 2026.

Tyler T. Burke

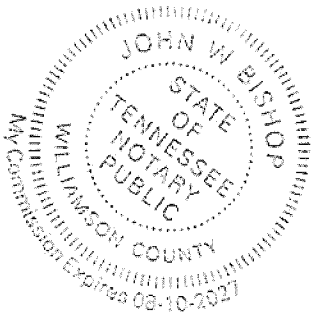
Kelsey B. Burke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of September, 2026, before me personally appeared Tyler T. Burke, 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 8th day of September, 2026.

Notary Signature
My commission expires:

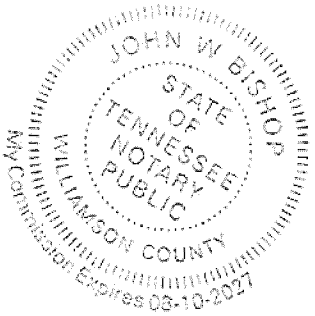


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of September, 2026, before me personally appeared Kelsey B. Burke, 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 8th day of September, 2026.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Joshua A. Terry, 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 9/8/26.

Affiant Signature – Joshua A. Terry

9/9/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/9/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27