Karen Johnson Davidson County
Batch# 1475453 DEEDWARR
09/21/2026 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,102.60
20260921-0087490

WARRANTY DEED

CANDI SCHUMACHER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $298,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 09/18/2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-22-29

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 11832-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Tristen Thorn Burgess	**Guild Mortgage Company LLC**	073-16-0A-143.00-CO
143 Cumberland Trace	P.O. BOX 1788	
Nashville, TN 37214	Springfield, OH 45501-1788	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Erin Sinkuler, a single woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tristen Thorn Burgess, unmarried

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. 143 on the Plan of Cumberland Trace of record in Plat Book 5200, Page 724, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Erin Sinkuler, a Single Woman by Warranty Deed from Susan L. Carsen A.K.A. Susan Lorriane Carsen, an unmarried woman of record in Instrument No. 20191127-0122795 Register's Office for Davidson County, Tennessee, dated November 26, 2019 and recorded on November 27, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 143 Cumberland Trace Nashville, TN 37214

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on September 18, 2026.

Erin Sinkuler

Erin Sinkuler

STATE OF FLORIDA

COUNTY OF BREVARD

Personally appeared before me, a Notary Public of said County and State, Erin Sinkuler, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 18, 2026.

Before me by means of:
X Physical Presence
X Produced Identification
Type of Identification: FLORIDA DL

Notary Public

Adam Kosna

My Commission Expires: 02/05/2027

File #: 11832-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

ADAM KOSNA
Notary Public - State of Florida
Commission # HH 358476
My Comm. Expires Feb 5, 2027
Bonded through National Notary Assn.

Document Title: WARRANTY DEED
Document date: 09/18/2026
Number of pages: 2
File#: 11832-26NASH-TN

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 18, 2026.

J. Carlton Drumwright

September 18, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 18, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY