Karen Johnson Davidson County
Batch# 1476033 DEEDWARR
09/22/2026 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20260922-0087847

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$380,000.00**

Subscribed and sworn to before me this 15th day of September, 2026.

Notary Public **Affiant**

My Commission Expires: _____

MELISSA HEAVENER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 03, 2027

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Nishant Meraiya & Aruna Meraiya and Hiteshkumar B. Patel & Monalben D. Patel **2228 Kayla Dr.** **Goodlettsville, TN 37072**	**Nishant Meraiya & Aruna Meraiya and Hiteshkumar B. Patel & Monalben D. Patel** **2228 Kayla Dr.** **Goodlettsville, TN 37072**	**148-12-0-102.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Daniel Corey Dill and Jessica Dill as Co-Conservators of the Conservatorship of Charles Jeffrey Burgess**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Nishant Meraiya and wife, Aruna Meraiya as to a one-half undivided interest and Hiteshkumar B. Patel and wife, Monalben D. Patel as to a one-half undivided interest, as tenants in common without rights of survivorship**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 253, as shown on the map entitled Debra Heights, Section Two, of record in Plat Book 3700, Page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHARLES A. BURGESS AND WIFE, MATTIE D. BURGESS, by deed from O.W. COOPER AND WIFE, HELEN B. COOPER, of record in Book 4235, Page 138, dated May 13, 1968, said Register's Office. MATTIE D. BURGESS died on or about January 21, 2018, leaving CHARLES A. BURGESS, as surviving tenant by the entirety. CHARLES A. BURGESS ALSO KNOWN AS CHARLES ARTHUR BURGESS, died testate on or about April 8, 2022, devising said property to CHARLES JEFFREY BURGESS, by will of record in Case No. 22P1858, in The Circuit Court for Davidson County, Tennessee, Probate Division, a certified copy of which is of record in Instrument No. 20240501-0031861, said Register's Office.

DANIEL COREY DILL was appointed Conservator for CHARLES JEFFREY BURGESS pursuant to the Order Appointing Traditional Conservator and Authorizing Transfer to Jackson County, Tennessee, dated March 6, 2026, as amended on March 11, 2026, of record in Case No. 26P255, in the Second Circuit Court For The Twentieth Judicial District Of Tennessee.

DANIEL COREY DILL AND JESSICA DILL were further appointed as CO-CONSERVATORS FOR CHARLES JEFFREY BURGESS by amendment to the Order of Conservatorship of record in Case No. 2026-CV-9, in the Circuit Court for Jackson County, Tennessee, a certified copy of which is of record in Instrument No. 20260917-0086831, said Register's Office. Pursuant to the Order for Sell of Property dated July 13, 2026, of record in Case No. 2026-CV-9, in the Circuit Court for Jackson County, Tennessee, a certified copy of which is of record in Instrument No. 20260917-0086832, said Register's Office, DANIEL COREY DILL AND JESSICA DILL, AS CO-CONSERVATORS FOR CHARLES JEFFREY BURGESS have been authorized to sell said property. The said Daniel Corey Dill and Corey Dill are one and the same person.

This is ( ) unimproved (X) improved property known as: 4720 McBride Road, Nashville, TN 37013

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 15th day of September, 2026.

CONSERVATORSHIP OF CHARLES JEFFREY BURGESS

By: _____
Daniel Corey Dill, Co-Conservator

By: _____
Jessica Dill, Co-Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Park**, the undersigned authority, a Notary Public for said county and State, **Daniel Corey Dill and Jessica Dill**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person(s) are the **court-appointed Co-conservators of the Conservatorship of Charles Jeffrey Burgess of record in Case No. 2026-CV-9, in the Circuit Court for Jackson County, Tennessee** and are authorized by court Order, to execute this instrument on behalf of the Conservatorship.

Witness my hand and official seal at Goodlettsville, Tennessee this the 15th day of September, 2026.

_____
NOTARY PUBLIC
My Commission Expires: 2/10/2030

DEVIN PARK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES FEBRUARY 10, 2030

CERTIFICATE OF AUTHENTICITY

I, **Devin F. Park**, 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 9/15/2026 [DATE].

AFFIANT SIGNATURE

9/22/2026
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 22nd day of _____, 2026.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

