This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 1-9706-SS

Karen Johnson Davidson County
Batch# 1480949 DEEDWARR
10/06/2026 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,920.30
20261006-0091924

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $519,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of October, 2026.

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires: Nov. 17, 2029

Notary Public
My Commission Expires: 11/17/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rebecca Lynn Burleson and Joshua Adam Burleson 2924 Western Hills Drive Nashville, TN 37214	The Loan Store, Inc 6340 North Campbell Avenue Suite 100 Tucson, AZ 85718	062 11 0 058.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Douglas R. Praskach and Darolyn Dee Praskach, husband and wife, and Davison Nash Praskach, a single man** (individually and/or collectively, "Grantor"), transfer and convey unto **Rebecca Lynn Burleson and Joshua Adam Burleson, wife and husband** (individually and collectively, "Grantee"), 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. 211 and Reserved Parcel "A" on the revised Plan of Sutherland Heights, Section 5, Davidson County, Tennessee. For a more detailed description refer to the revised recorded plat of SUTHERLAND HEIGHTS, SECTION 5, of record in Plat Book 4060, Page 89, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Douglas R. Praskach and Darolyn Dee Praskach, husband and wife, and Davison Praskach, unmarried, as tenants in common, by Warranty Deed from Gwen Cole, an unmarried woman, of record as Instrument No. 20180730-0073842, in the Register's Office of Davidson County, Tennessee, dated July 27, 2018 and recorded on July 30, 2018.

This is improved property located at: **2924 Western Hills Drive, Nashville, TN 37214.**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2026 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of October, 2026.

GRANTOR:

Douglas R. Praskach

Darolyn Dee Praskach

Davison Nash Praskach

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Douglas R. Praskach, Darolyn Dee Praskach, and Davison Nash Praskach, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of October, 2026.

Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Certificate of Authenticity

I, Brandee Gilliam, 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 10/2/2026.

Date

Affiant Signature

10/2/2026

Date

State of Tennessee

County of Wilson

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

Notary's Signature

ALICIA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

My Commission Expires: 11/21/27

Date

Notary's Seal (if on paper)