Karen Johnson Davidson County
Batch# 1484121 DEEDWARR
10/15/2026 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,845.30
20261015-0094724

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $769,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13 day of October, 2026.

Notary Public

(Affix Seal)

My Commission Expires: 3-16-30

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

2026-09-4613

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Cheston A. Simmons and Melissa Simmons 1315 Greenland Avenue Nashville, TN 37216	NEW OWNER	Map/Parcel 061-16-0A-002.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nolan Burch and Taylor Burch, married**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Cheston A. Simmons and Melissa Simmons, husband and wife,** hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

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. B on the Plan of Homes at 1316 Cardinal Avenue, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20160304-0020868, 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 Nolan Burch and Taylor Burch, married by Warranty Deed from Janet Hoskins and Daniel Hoskins, wife and husband of record in Instrument No. 20220802-0088029 Register's Office for Davidson County, Tennessee, dated July 29, 2022 and recorded on August 02, 2022.

This conveyance is subject to the following: Davidson County property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1315 Greenland Avenue, Nashville, TN 37216.

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 the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the 13 day October, 2026.

Nolan Burch

Taylor Burch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13 day of October, 2026, before me personally appeared Nolan Burch and Taylor Burch, 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 13 day of October, 2026.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 10/13/26 (date of document).

Jennifer Russell
Affiant Signature

10/15/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 15th day of October 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL

