Prepared by:
Record and Return to:
Chapman & Rosenthal Title
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 238173 DEEDWARR
06/04/2019 08:26:20 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20190604-0052813

(this space for recording data)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me this the 28th day of May, 2019.

Notary Public

My commission expires: 05/10/2021

MALEXIS MENDL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 19-1064 PURCELL

(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Purcell and Karina Purcell husband and wife	New Owner	
(NAME)	(NAME)	11000015000
5511 S New Hope Road		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Brian Burgess and wife, Sonia Maree Burgess,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Purcell and Karina Purcell, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 4th Civil District of Davidson County, Tennessee, being Tract 8 of the Ewin Wright Lands, as follows:

Tract 8 begins at a point of intersection of the Centerline of New Hope Road and Stewarts Ferry Road; thence along the Centerline of New Hope Road North 3 degrees 33 minutes 30 seconds East a distance of 375 feet to a point being the common corner of Tracts 7 and 8; thence South 3 degrees 33 minutes 30 seconds West 675 feet along the common line between Tracts 7 and 8 to a point on the centerline of Stewarts Ferry Road thence with said center line North 87 degrees 04 minutes West a distance of 255.91 feet to the point of beginning.

Being the same property conveyed to Brian Burgess and wife, Sonia Maree Burgess by warranty deed from Quentan K. Murray of record in Instrument No. 20010126-0008209 Register's Office for Davidson County, Tennessee, dated December 15, 2000 and recorded on January 26, 2001.

Being also known as 5511 S New Hope Road Hermitage, Tennessee 37076.

DESIGNATED as Tax ID: 11000015000

This is
unimproved ☐
improved ☒ property known as 5511 S New Hope Road, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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 this the 28th day of May, 2019.

Brian Burgess

Sonia Maree Burgess

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Brian Burgess and wife, Sonia Maree Burgess**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 28th day of May, 2019.

Notary Public

My Commission Expires:
03/25/23

