Karen Johnson Davidson County
Batch# 249642 DEEDWARR
06/27/2019 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20190627-0062471

This Instrument Prepared By:
CloseTRAK, LLC
3159 Highway 64, Suite 300
Eads, Tennessee 38028
(901) 333-1358

WARRANTY DEED

THIS INDENTURE IS made and entered into this the 25th day of ~~XXXXX~~ June, **2019,** by and between **RON BURKETT, a married person,** party of the first part, and ANDREW K. REISING, unmarried and RICHARD L. REISING AND ** , party of the second part. ** KAREN L. REISING, husband and wife

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the party of the second part the following described real estate, situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the northerly 25 feet of the southerly half of Lot No. 130 of McGavock Wetmore and Others Second Addition to Nashville, called The Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for said County. Said part of Lot No. 130 fronts 25 feet on the easterly side of 12th Avenue North, formerly Florence Street, and runs back between parallel lines 154 feet to an alley.

This being a part of the same property conveyed to the party of the first part by Warranty Deed at Instrument Number 20171221-0130124, in the Register's Office of Davidson County, Tennessee.

The party of the first part covenants the property herein is not nor has ever been his principal residence and it is not subject to any homestead rights by his spouse.

TO HAVE AND TO HOLD the above described real estate, together with all of the appurtenances and heridaments thereunto belonging or in any wise appertaining unto the party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

2019 Davidson County taxes, not yet due and payable, which the party of the second part assumes and agrees to pay; all in the Davidson County Register's Office of Davidson County, Tennessee.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Ron Burkett

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Fayette

On this 25th day of June, **2019**, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ron Burkett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS My hand and Notary Seal at office the day and year above written.

My Commission Expires: 10-4-2021

Notary Public

ROSEMARIE FIERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FAYETTE
MY COMM. EXP. OCT. 04, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$375,000.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 25th day of June, **2019.**

Notary Public

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

My commission expires: 12/15/21

Owner and Property Address:
Andrew, Richard, & Karen Reising
1604 B 12th Avenue North
Nashville, Tennessee 37208

Mail Tax Notices to: New Owner

Tax ID Number: 081-110-556.00
Return to:
Tennessee Title Services, LLC
7000 Executive Center Dr.
#290
Brentwood, TN 37027

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY