Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 302054 DEEDWARR
10/17/2019 09:54:04 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20191017-0106432

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $340,000.00. Affiant Subscribed and sworn to before me, this the 12th day of October, 2019. Notary Public My commission expires: (AFFIX SEAL)

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kelsey Jackson George Barrow Jackson, Jr.	New Owner	Map 090-16-0 Parcel 158.00
116 Gilman Ave		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Holly Isom Burke, formerly known as Holly Isom, and Brennan Burke, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kelsey Jackson and George Barrow Jackson, Jr., wife and husband

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:

Land in Davidson County, Tennessee, being Lot No. 670 on the Plan of Charlotte Park, Section Eleven, of record in Plat Book 2900, Pages 79 and 80, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Holly Isom and Brennan Burke, by Deed dated June 25, 2018 from Adam Serbert, married, of record in Instrument No. 20180627-0061683, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Adam Serbert, married by Deed dated April 17, 2015 from Kathy Ann Harper, now known as Kathy Ann Harper-Henley, married, of record in Instrument No. 20150420-0035059, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 2900, Pages 79 and 80, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 3033, Page 638, Register's Office for Davidson County, Tennessee. (Note: Said Restrictions are not applicable to portions thereof that have already expired). (3) Rights, conditions, obligations and restrictions regarding the use of sewerage system as set out in the agreement of record in Book 2593, Page 566, said Register's Office. (4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **522 River Rouge Drive, Nashville, TN 37209**

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 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/our hand(s) this 11th day of October, 2019.

Holly Isom Burke, formerly known as Holly Isom

Holly Isom Burke, formerly known as Holly Isom

Brennan Burke

Brennan Burke

STATE OF Arizona)
COUNTY OF Maricopa)

Personally appeared before me, a Notary Public of said County and State, **Holly Isom Burke, formerly known as Holly Isom, and Brennan Burke,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Gilbert (city), Arizona (state), this **11th** day of **October, 2019.**

Victoria Jeanne Miller

Notary Public

VICTORIA JEANNE MILLER
Notary Public, State of Arizona
Maricopa County
My Commission Expires
January 09, 2022

My Commission Expires: January 9, 2022