THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822402**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ WILSON) The actual consideration or value, whichever is greater, for this transfer is: $174,000.00. Affiant Subscribed and sworn to before me, this 26th day of September, 2019. Notary Public My Commission Expires: 6/9/2020

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 304785 DEEDWARR
10/23/2019 10:07:30 AM 2 pgs
Fees: $13.00 Taxes: $643.80
20191023-0108628

WARRANTY DEED

Address New Owner: Tamie L Helt, Veronica Burns, Patrick Burns, and Lissette Burns 700 Mercer Drive Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 075-15-0-028.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sherein Reddin** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Veronica Burns, a single woman and Patrick Burns and Lissette Burns, husband and wife as joint tenants with rights of survivorship** , ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land being located in Davidson County, Tennessee, being Lot No. 19B of the Zone Lot Division of Lot Nos. 18, 19, 39, and 40, Section One, of Meadows of Tulip Grove of record in Plat Book 6250, Page 471, amending Plat Book 5200, Page 612, Register' s Office for Davidson County, Tennessee, to which plat of reference is hereby made for a more complete description.

Being the same property conveyed to SHEREIN REDDIN, by deed from MARINOSCI LAW GROUP, P.C., SUCCESSOR TRUSTEE, of record in Instrument No. 20190425-0038170, dated April 25, 2019, said Register's Office.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 075-15-0-028.00.

Matters shown on the Plan of record in Plat Book 5200, page 612 and amended in Plat Book 6250, page 471, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6291, page 899, said Register's Office.

This is improved property located at 700 Mercer Drive Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 26th day of September, 2019.

Sherein Reddin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sherein Reddin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of September, 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)