Karen Johnson Davidson County
Batch# 311124 DEEDWARR
11/05/2019 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20191105-0113991

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-2359

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of October, 2019

Notary Public

Commission Expires: 9/6/22

Address of New Owner	Send Tax Bills To:	Map & Parcel
William E. Burke and Anna Sinervo 2609 Pennington Avenue Nashville, TN 37216	Community Mortgage LLC, ISAOA 19045 E. Valley View Pkwy Ste F Independence, MO 64056	072-15-0-034.00

WARRANTY DEED

FOR AND IN 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/WE,

Kathleen M. Tims and husband Michael W. Tims, II

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William E. Burke, an unmarried man and Anna Sinervo, an unmarried woman

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. 6 on the Plan of Burns Subdivision of Maxey's Addition to Brownsville of record in Plat Book 161, Page 98, 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 Kathleen M. Tims, married by Warranty deed from Integrity First Investment Group, LLC., A Tennessee Limited Liability Company of record in Instrument No. 20110721-0055799 Register's Office for Davidson County, Tennessee, dated July 20, 2011 and recorded on July 21, 2011. Michael W. Tims, II hereby joins in the execution of this doc to convey any all marital rights he may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.
This is improved property known as: 2609 Pennington 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 GRANTEES, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of October, 2019.

Kathleen M. Tims by Michael W. Tims II her Attorney-in-fact
Kathleen M. Tims by Michael W. Tims II, her Attorney-In-Fact

Michael W. Tims II
Michael W. Tims, II

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael W. Tims, II** 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 Brentwood, Tennessee this 30th day of October, 2019.

COUNTY OF DAVIDSON
SUSAN L. REINRICH
STATE OF TENNESSEE NOTARY PUBLIC

(Notary Seal)

Notary Public
My Commission Expires: 9/6/22

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned notary public, **Michael W. Tims, II,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Kathleen M. Tims** and acknowledged that she executed the same as the free act and deed of the said **Kathleen M. Tims,** pursuant to the Specific Power of Attorney recorded in Instrument No. 201911050113990, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of October, 2019.

COUNTY OF DAVIDSON
TENNESSEE NOTARY PUBLIC

Notary Public

My Commission Expires: 9/6/22

(Notary Seal)

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: 1/17/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY