Karen Johnson Davidson County
Batch# 363097 DEEDWARR
02/26/2020 08:32:30 AM 4 pgs
Fees: $23.00 Taxes: $1,109.63
20200226-0021180

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0036

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25th day of February, 2020

Notary Public

Commission Expires: 9-20-21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Derrin S. Thomas and Heidi M. Thomas 1676 Campbell Road Goodlettsville, TN 37072	Churchill Mortgage 1749 Mallory Lane Suite 100 Brentwood, TN 37027 ATTN: Accounting	024-00-0-089.00

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,

Jacqueline Ann Adcock, Executrix, and Jacqueline Ann Adcock, Teresa Jean Sisco, and Charles Lee Burt, Jr., devisees of Estate of Myrtle Ann Burt

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

Derrin S. Thomas and Heidi M. Thomas

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 the 10th Civil District of Davidson County, Tennessee, being described as follows:

Beginning at a post in the northwesterly margin of Campbell Road, said post being 25 feet at right angles from the center line of said road, W. M. Gibson's Property southeast corner and northeast corner of the property herein described; thence with the said margin of said Campbell Road, the following calls and distances: S 34 deg. W 145 feet; S 40 deg. 15' W 117 feet; S 48 deg. 45' W 53 feet, more or less; thence N 52 deg. 05' W 815 feet, more or less; thence S 74 deg. E 885 feet to the point of beginning and containing 3 acres more or less.

Being the same property conveyed to Charles L. Burt and wife, Myrtle Ann Burt by Warranty Deed from Joel F. Throneberry, Jr. and wife, Betty Logan Throneberry of record in Book 3947, Page 920, Register's Office for Davidson County, Tennessee, dated October 14, 1965 and recorded on October 18, 1965. The said Charles L. Burt AKA Charles Lee Burt, Sr. died on or about November 30, 2017, leaving Myrtle Ann Burt as tenant by the entirety. The said Myrtle Ann Burt died testate on October 25, 2018, devising said property to Jacqueline Ann Adcock and Teresa Jean Sisco and Charles Lee Burt, Jr. through her Last Will and Testament of record in Case Number 18P-2032, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

Being also known as 1676 Campbell Road Goodlettsville, Tennessee 37072.

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: 1676 Campbell Road, Goodlettsville, TN 37072

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 25th day of February, 2020.

Estate of Myrtle Ann Burt

By: Jacqueline Ann Adcock
Jacqueline Ann Adcock, Executrix

By: Jacqueline Ann Adcock
Jacqueline Ann Adcock

By: _____
Teresa Jean Sisco

By: Charles Lee Burt
Charles Lee Burt, Jr.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jacqueline Ann Adcock, Executrix of Estate of Myrtle Ann Burt** 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 Hendersonville, Tennessee this 25th day of February, 2020.

Kim Gillespie
Notary Public
My Commission Expires: 9-22-2020

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jacqueline Ann Adcock and Teresa Jean Sisco** 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 Hendersonville, Tennessee this 25th day of February, 2020.

Kim Gillespie
Notary Public
My Commission Expires: 9-22-2020

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles Lee Burt, Jr.** 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 Hendersonville, Tennessee this 25th day of February, 2020.

Kim Gillespie
Notary Public
My Commission Expires: 9-22-2020

(Notary Seal)



True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

