WARRANTY DEED

Karen Johnson Davidson County
Batch# 370541 **DEEDWARR**
03/10/2020 03:04:58 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20200310-0026960

JM-SB-TRA-20-220

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph Louis Lovell and Deidra Ross Lovell	**Bank of Tennessee**	
(NAME)	(NAME)	
220 Stoners Glen Court	**PO Box 4980**	**075-15-0A-220.00-CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Johnson City, TN 37602**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VIVIAN BURNETT, UNMARRIED, AND CHARLES RANDALL BURNETT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH LOUIS LOVELL AND DEIDRA ROSS LOVELL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 220 on the Plan of Phase Three, Stoner's Glen, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20010726-0079444, as corrected by Surveyor's Certificate of Correction in Instrument No. 20020319-0034160, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Vivian Burnett and Charles Randall Burnett by Quitclaim deed from Vivian Burnett of record in Instrument No. 20131004-0104242 Register's Office for Davidson County, Tennessee, dated October 02, 2013 and recorded on October 04, 2013.

The subject property was never the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record as Instrument Number 20010726-0079444as corrected by Surveyor's Certificate of Correction in Instrument No. 20020319-0034160, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Stoners Glen Townhomes of record in Instrument Number 20000526-0052723, amended in Instrument No. 20001215-0123565 Instrument No. 20020115-0006136 and Instrument No. 20160829-0090242, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20000526-0052724 amended in Instrument No. 20020116-0006779, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA for common areas of record in Instrument Number 200201105-0006137, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **220 Stoners Glen Court, Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 6th DAY OF MARCH, 2020.

Vivian Burnett by Charles R. Burnett as her attorney in fact
Vivian Burnett
by Charles Randall Burnett as her Attorney-in-fact
Charles Randall Burnett
Charles Randall Burnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES RANDALL BURNETT, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of VIVIAN BURNETT, and who acknowledged he/she/they executed the same as the free act and deed of the said VIVIAN BURNETT.

Witness my hand and official seal, this the 6th of March, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES RANDALL BURNETT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of March, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212