Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1048

Karen Johnson Davidson County
Batch# 373609 DEEDWARR
03/17/2020 10:30:32 AM 2 pgs
Fees: $13.00 Taxes: $1,905.50
20200317-0029386

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Reana Harding a/k/a Rena Harding, Cheroyl Lehning and Lana Kay Ward**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Burkett and Pennington Pribbenow** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

Land in Davidson County, Tennessee, being Lot No. 37, on the Map of Lenox Place, as of record in Book 161, Page 171, Register's Office for Davidson County, Tennessee.

Said lot No. 37 fronts 55.5 feet on the northerly side of Carmack Avenue and runs back between lines, and with the easterly margin of an alley 140 feet to an alley in the rear, and measures 57.4 feet thereon.

Being the same property conveyed to Leonard L. Crownover and wife, Ollie Kate Crownover by Warranty deed from H. W. Borders, Jr. and J.M. Crumpler of record in Book 2346, page 515, Register's Office for Davidson County, Tennessee, dated December 15, 1946 and recorded on December 15, 1946.

Divorce Decree between Leonard L. Crownover and Betty Louise Beggs Crownover, in Book 7737, Page 983 and Book 8862, Page 319, state all right, title and interest to the real property located at 1704 Bernard Avenue, shall be vested in the Petitioner, Leonard L. Crownover.

Affidavit of Administrator of the Estate of Leonard L. Crownover stating that the interest in the real property herein conveyed to decedents daughters, Lana Kay Ward, Rena Harding, Cheroyl Lehning and Lori Crownover, of record in Instrument No. 20060501-0049422, Register's Office of Davidson County, Tennessee. Said Lori Crownover died on July 11, 2004, unmarried with no children as noted in said Affidavit.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1704 Bernard Avenue, Nashville, TN 37212.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Thomas Burkett
1704 Bernard Avenue
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT
New owner

TAX MAP-PARCEL #:
104-12-0-271.00

WITNESS THE EXECUTION HEREOF this 16th day of March, 2020.

Reana Harding a/k/a Rena Harding

Lana Kay Ward

Cheroyl Lehning

State of Tennessee)
County of Davidson)

On this 16th day of March, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Reana Harding a/k/a Rena Harding, Cheroyl Lehning and Lana Ward, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 515,000.00.**

Affiant

Sworn and subscribed before me on this the 16th day of March, 2020.

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

My Commission Expires: 12/4/2020