THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200325531

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $535,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of April, 2020.

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch# 384825 DEEDWARR
04/13/2020 01:51:03 PM 2 pgs
Fees: $13.00 Taxes: $1,979.50
20200413-0038380

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Burke and Sarah Burke 5009 Trousdale Drive Nashville TN 37220	New Owner	Tax Parcel ID No. 146-12-0-002.00

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, **Matthew Ryan Harrison, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Burke and Sarah Burke, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 259, as shown on the map entitled Section Three Crieve Hall Estates, of record in Plat Book 2133, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MATTHEW RYAN HARRISON AND DEANA CLARDY HARRISON, HUSBAND AND WIFE, by deed from WILLIAM K. WADE AND KIMBERLY C. WADE, of record in Instrument No. 20091104-0101983 , dated October 30, 2009 , said Register's Office.

DEANA CLARDY HARRISON conveyed her interest to MATTHEW RYAN HARRISON , by quitclaim deed of record in Instrument No. 20161207-0128514, dated November 29, 2016, said Register's Office.

Said property was never the marital residence of Matthew Ryan Harrison.

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 2020 and subsequent years for Map-Par. 146-12-0-002.00.

Matters shown on the Plan of record in Plat Book 2133, page 59, said Register's Office.

This is improved property located at 5009 Trousdale Drive Nashville TN 37220

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 10th day of April, 2020.

Matthew Ryan Harrison by Kate Rosenthal, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Matthew Ryan Harrison and that she is authorized by Matthew Ryan Harrison to execute this instrument on his behalf.

Witness my hand, at office, this 10th day of April, 2020.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAR 16, 2022