NEW OWNER:
Burkett Homes, Inc.
2660 Barclay Drive
Nashville, TN 37206

SEND TAX BILLS TO:

New Owner
Burkett Homes Inc,
P. O. Box 2282
Hendersonville, TN 37075

MAP & PARCEL
083-16-0-012.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 20-88

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 394061 **DEEDWARR**
04/30/2020 10:42:17 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00

20200430-0045246

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS ($280,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Kathy S. Martin, Executor of Dorothy Martin Estate** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Burkett Homes, Inc., a Corporation** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson / Tennessee County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 262, on the Plan of Fortland Park, Section 3, Addition 1, as of record in Book 3106, page 88, Register's Office for said County.

Said Lot No. 262 fronts 90 feet on the Westerly side of Barclay Drive and runs back between lines 189.86 feet on the Southerly side and 128.44 feet on the Northerly side to a deed line in the rear on which it measures 103.5 feet.

Being the same property conveyed to Kenneth C. Martin and wife, Dorothy S. Martin by Warranty deed from Village Builders, Inc., a Tennessee Corporation of record in Book 3430, page 448, Register's Office for Davidson County, Tennessee, dated August 23, 1962 and recorded on August 24, 1962. The said Kenneth C. Martin predeceased Dorothy S. Martin. Dorothy S. Martin is now deceased.

Being also known as 2660 Barclay Drive Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 27th day of **April, 2020**.

Dorothy Martin Estate

By: Kathy S. Martin
Kathy S. Martin, Executor

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Kathy S. Martin, Executor of Dorothy Martin Estate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of **April, 2020**.

NOTARY PUBLIC

My commission expires: 5-24-21

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **280,000.00**.

Ashley Utley
AFFIANT

Sworn to and subscribed to before me this 27th day of **April, 2020**.

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 07-11-2021

Return to:
CLOSETRAK
6225 Quintard St. #101
Arlington, TN 38002