Karen Johnson Davidson County
Batch# 402928 DEEDWARR
05/20/2020 08:22:30 AM 5 pgs
Fees: $28.00 Taxes: $629.00
20200520-0052221

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Subscribed and sworn to before me, this 1st **day of May, 2020.**

Notary Public
My commission expires: OCT 2 0 2020

04-2004-57590

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Paul Emerson 1018 Kirby Dr. Nashville TN 37217	New Owner	120-02-0-019.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Angela Elaine Brown, Joe Dale Burlingame, Kimberly Lynn Griffith, Paul Glen Burlingame, John Gabriel Burlingame, heirs at law of Ronnie Dale Burlingame, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Paul Emerson, an unmarried man**, hereinafter called the Grantees, their successors and assigns, a 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. 103, on the Plan of Miro Meadows, of record in Book 1424, Pages 94 and 95, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronnie Dale Burlingame, unmarried by deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C., dated October 9, 2012, recorded October 10, 2012, of record in Instrument No. 20121010-0092788, Register's Office for Davidson County, Tennessee. The said Ronnie Dale Burlingame having since died intestate on December 4, 2019, with his estate currently being administered in the Circuit Court of Davidson County, Tennessee, Case No. 20P-109. Affidavits of Heirship of record in Instrument No. 20200306-0025416, and Instrument No. 20200306-0025417, said Register's Office.
Angela Elaine Brown, Joe Dale Burlingame, Kimberly Lynn Griffith, Paul Glen Burlingame, John Gabriel Burlingame, are the heirs at law of Ronnie Dale Burlingame, deceased.

Angela Elaine Brown, in her capacity as Administratrix of the Estate of Ronnie Dale Burlingame, deceased, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1018 Kirby Dr., Nashville, TN 37217.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 14th day of May, 2020.

Angela Elaine Brown

Angela Elaine Brown

Angela Elaine Brown, Administratrix of the Estate of Ronnie Dale Burlingame, deceased

Joe Dale Burlingame

John Gabriel Burlingame

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Angela Elaine Brown, Joe Dale Burlingame and John Gabriel Burlingame**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 14th day of May, 2020.

TONJA COX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

My Commission expires: 2/19/24

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Angela Elaine Brown, Administratrix of the Estate of Ronnie Dale Burlingame, deceased,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 14th day of May, 2020.

TONJA COX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

My Commission expires: 2/19/24

WITNESS my hand this 13 day of May, 2020.

Kimberly Lynn Griffith

STATE OF Florida
COUNTY OF Clay

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kimberly Lynn Griffith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in FL Expires 2024 (city), Florida (state), this 13 day of May, 2020.

Notary Public

My Commission expires: 07/02/2022

JANE TAYLOR
Notary Public - State of Florida
Commission # GG 210780
My Comm. Expires Jul 2, 2022
Bonded through National Notary Assn.

WITNESS my hand this 13 day of May, 2020.

Paul Glen Burlingame

STATE OF GA
COUNTY OF COBB

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Paul Glen Burlingame,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Kennesaw (city), GA (state), this 13th day of May, 2020.

Notary Public

My Commission expires: 11-09-23

NISHIT BHAVSAR
NOTARY
EXPIRES
GEORGIA
November 9, 2023
PUBLIC
CHEROKEE COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER