Karen Johnson Davidson County
Batch# 402986 DEEDQC
05/20/2020 09:18:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200520-0052261

Commitment Number: 20NL17692

After Recording, Return To:
~~Nations Lending Services~~ WWRInc
9801 Legler Road
Lenexa, KS 66219
20WR14910
This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Larry D. Burton and **Kay E. Burton**, 5221 RIDGEFALLS WAY, ANTIOCH, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 173040A22600CO

QUITCLAIM DEED

Larry D. Burton and wife, **Kay E. Burton** and **Julie K. Burton**, an unmarried person, hereinafter grantors, whose tax-mailing address is **5221 RIDGEFALLS WAY, ANTIOCH, TN 37013**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Larry D. Burton** and wife, **Kay E. Burton**, hereinafter grantees, whose tax mailing address is **5221 RIDGEFALLS WAY, ANTIOCH, TN 37013**, the following real property:

Land in Davidson County, Tennessee, being Lot No. 226 on the Plan of Oak Highlands, Phase Two, a Planned Unit Development, of record in instrument Number 199912130302267, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete accurate description of said lot. Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Larry D. Burton and wife, Kay E. Burton, and Julie K. Burton, an unmarried person by Warranty Deed from Yazdian Construction, Inc. as recorded 07/20/2001 as Document 200107200077097.
Property Address is: 5221 RIDGEFALLS WAY, ANTIOCH, TN 37013

Executed by the undersigned on 12th May, 2020:

Larry D. Burton

Kay E. Burton

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 12th May, 2020 by **Larry D. Burton**, **Kay E. Burton** who are personally known to me or have produced Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

James A. Farley
Notary Public

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 12th day of May, 2020.

Larry D Burton / Kay E. Burton
Affiant
LARRY D BURTON KAY E. BURTON

Print Name

(Seal)

JAMES A. FARLEY
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

James A. Farley
Notary Public

My commission expires:

5-26-20

James A. Farley
Print Name

CTIC# _____

Executed by the undersigned on April 18, 2020:

Julie K Burton
Julie K. Burton

STATE OF TN
COUNTY OF Robertson

The foregoing instrument was acknowledged before me on April 18, 2020 by **Julie K. Burton** who is personally known to me or has produced Driver License and Credit Cards as identification, and furthermore, the aforementioned person has acknowledged that their signature was their free and voluntary act for the purposes set forth in this instrument.

DERRI DALTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Derri Dalton
Notary Public

My commission expires:
May 11, 2020

State of TN
County of Robertson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 18 day of April, 20 20.

DERRI DALTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(Seal)

Julie K Burton
Affiant

JULIE K BURTON
Print Name

Derri Dalton
Notary Public

My commission expires:
May 11, 2020

Derri Dalton
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Darian Cheffen (Signer's Name), 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.

Darian Cheffen (Signature)

State of Kansas

County of Johnson

Personally appeared before me, Marguerite L. Stalzer (Notary's Name), a notary public for this county and state, Darian Cheffen (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marguerite L Stalzer (Notary's Signature)

MY COMMISSION EXPIRES: 9-3-2022

NOTARY'S SEAL

STATE OF KANSAS NOTARY PUBLIC

MARGUERITE L. STALZER
My Appointment Expires
September 3, 2022

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731