Karen Johnson Davidson County
Batch# 406680 DEEDWARR
05/27/2020 12:20:30 PM 2 pgs
Fees: $13.00 Taxes: $957.93
20200527-0054476

WARRANTY DEED

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Donnie R. Burkeen	Donnie R. Burkeen	Parcel ID: 053 16 0 174.00
(NAME) 508 Wilma Court	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **The T. Dwight Geer Irrevocable Living Trust UA/D February 18, 2005, under the laws of South Carolina, T. Dwight Geer, Trustee, with Power to convey without the joinder of any beneficiary**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Donnie R. Burkeen**, hereinafter called the Grantees, their heirs 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 43 on the Plan of King Court, Section Three of record in Plat Book 7900, page 958 amended in Book 9708, page 522, Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete description of said lot. Jeffrey Alan Walters resigned as trustee, pursuant to the terms of the trust, T Dwight Geer is current truste

Being the same property conveyed to T. Dwight Geer Irrevocable Living Trust By Warranty Deed from T. Dwight Geer, un-married dated 03/27/08 recorded 04/01/08, of record in Instrument No. 20080401-0032746, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 508 Wilma Court, Old Hickory, TN 37138

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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 15th day of May, 2020

The T. Dwight Geer Irrevocable Living Trust UA/D February 18, 2005, under the laws of South Carolina, T. Dwight Geer, Trustee, with Power to convey without the joinder of any beneficiary

BY: T. Dwight Geer, Trustee

T. Dwight Geer, Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named The T. Dwight Geer Irrevocable Living Trust UA/D February 18, 2005, under the laws of South Carolina, T. Dwight Geer, Trustee, with Power to convey without the joinder of any beneficiary, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of May, 2020.

Notary Public

My Commission Expires: 11-20-2023

(SEAL)

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

True Copy Certification

I, Tamelka Jones, do hereby make the oath that I am a licensed attorney and/or 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.

W Tamelka Jones

GRN-2005630FC

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tamelka Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY