WARRANTY DEED

Karen Johnson Davidson County
Batch# 409491 **DEEDWARR**
06/02/2020 03:04:13 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20200602-0056643

A-CBH-20-3832

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
C.J. Management & Consulting, LLC	**New Owner**	
(NAME)	(NAME)	
3832 Edwards Ave		**061-10-0-066.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216-2016		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CATHEY ELAINE BURTON CHUNN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **C.J. MANAGEMENT & CONSULTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

The following described tract of land:

Being lot No. 157 on the Map of Maplewood Heights Subdivision, as of records in book 547, pages 77 and 78, Register's Office for said County.

Said lot No. 157 fronts 100 feet on the westerly side of Edwards Avenue and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to George Burton and wife, Bonnie A. Burton by Warranty Deed from J.H Harrison and wife, Pearl Harrison, of record in Book 3375, Page 637, Register's Office for Davidson County, Tennessee, dated May 09, 1962 and recorded on May 11, 1962.

Subject property was awarded to Bonnie Anderson Burton from Decree of Divorce from George Burton recorded August 6, 1968, of record in Book 4257, Page 390, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Beth Bruce, Trustee, by Quitclaim Deed from Bonnie A. Burton, of record in Book 5244, Page 770, Register's Office for Davidson County, Tennessee, dated January 18, 1978 and recorded on January 19, 1978, and within the same Deed the said Beth Bruce, Trustee, conveyed his interest in the subject property to Kathy Elaine Burton Chunn and Gary Lee Burton.

Being the same property conveyed to Bonnie Burton by Quitclaim Deed from Kathy Elaine Burton Chunn of record in Book 7209, Page 894, Register's Office for Davidson County, Tennessee, dated April 20, 1987 and recorded on April 21, 1987.

Being the same property conveyed to Bonnie Burton by Quitclaim Deed from Gary Lee Burton of record in Book 7209, Page 896, Register's Office for Davidson County, Tennessee, dated April 20, 1987 and recorded on April 21, 1987.

Being the same property conveyed to Bonnie Burton by Quitclaim Deed from Gary Lee Burton of record in Book 7214, Page 487, Register's Office for Davidson County, Tennessee, dated April 20, 1987 and recorded on April 24, 1987.

This is apparently a correction of 7209-896.

The said Bonnie Burton deceased on or about May 6, 2019, leaving her Last Will and Testament in Docket No. 19P1040, Seventh Circuit Court, Nashville, Davidson County, Tennessee, Probate Division. Her Will devised property to her two children, Gary Lee Burton and Kathy Elaine Burton Chunn (also known as Cathey

Elaine Burton Chunn). The said Gary Lee Burton predeceased his mother on March 14, 2019, intestate, leaving no issue, per Small Estate Affidavit for Asset Distribution filed at Docket No. 19P1041, in the aforesaid Probate Court, leaving his sister, Cathey Elaine Burton Chunn as his heir at law.

Said Estate of Bonnie Burton has been closed.

**For the purpose of this conveyance the subject property was never the Grantor's primary marital residence.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 77 and 78, Register's Office for Davidson County, Tennessee.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3832 Edwards Ave, Nashville, Tennessee 37216-2016**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 29 DAY OF MAY, 2020.

Cathey Elaine Burton Chunn

Cathey Elaine Burton Chunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHEY ELAINE BURTON CHUNN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212