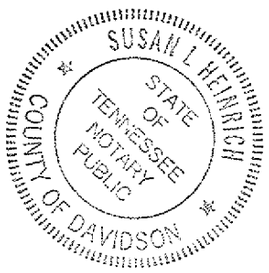
Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1580



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of June, 2020

Notary Public

Commission Expires: 9/16/2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Randall A. Burns and Ann P. Burns 1288 Brentwood Highlands Drive Nashville, TN 37211	New Owner	172-04-0A-129.00-CO

Karen Johnson Davidson County
Batch# 429987 DEEDWARR
07/02/2020 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,146.63
20200702-0071692

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Amy Doane, unmarried woman and Carl Doane, unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Randall A. Burns and Ann P. Burns, husband and wife.

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. 25 on the Plan of Phase Three, Highlands of Brentwood (Formerly Brentwood Highlands) of record in Instrument No. 20010920-0101749, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amy Doane and Carl Doane, wife and husband by Warranty deed from National Residential Nominee Services Inc. a Corporation organized and existing under the laws of the State of Delaware of record in Instrument No. 20111202-0094027 Register's Office for Davidson County, Tennessee, dated June 28, 2011 and recorded on December 02, 2011. Amy Doane and Carl Doane having since divorced per the Final Divorce Decree, Dockett No. 19D888, in the Fourth Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1288 Brentwood Highlands Drive, Nashville, TN 37211

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of June, 2020.

Carl Doane

Carl Doane

Amy Doane

Amy Doane

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Carl Doane and Amy Doane** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of June, 2020.

Notary Public

My Commission Expires: 9/6/2020

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Notary Seal)

True Copy Certification

I, **Jennifer Pennell,** 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 Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

