Karen Johnson Davidson County
Batch# 451333 DEEDWARR
08/06/2020 09:49:30 AM 2 pgs
Fees: $13.00 Taxes: $810.30
20200806-0087344

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#7969-34

ADDRESS NEW OWNER:
Veronica Burns
633 Belgium Drive
Hermitage, TN 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity
P.O. Box 961292
Fort Worth, TX 76161-0292

Parcel ID:
075-12-0A-170.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Blake Foster and Hannah Mullins Foster, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Veronica Burns, a single woman and Patrick Burns and Lissette Burns, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> 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. 34 on the Plan of Greer Meadows at Cedar Creek, 1st Revision, Section 3, Phase II, as shown on plat of record in Instrument No. 20040407-0039587 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Joseph Blake Foster, a single man by Deed dated April 30, 2013 from William C. Woosley and wife, Amy L. Woosley, in Instrument Number 20130507-0045788, Register's Office for Davidson County, Tennessee. Hannah Mullins Foster joins in the execution of this document to convey any interest she may have in this property.

This is improved property known as 633 Belgium Drive, Hermitage, TN 37076. Possession is to be given on August 4, 2020.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

WITNESS our hands this the 3rd day of August, 2020.

Joseph Blake Foster

Hannah Mullins Foster

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joseph Blake Foster and Hannah Mullins Foster, husband and wife,** the bargainors, 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 office this 3rd day of August, 2020.

NOTARY PUBLIC

J. DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 6/6/21

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$219,000.00**.

Mary Gail Porter
AFFIANT

Subscribed and sworn to before me on this 4th day of August, 2020.

NOTARY PUBLIC

GAIL DORNAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMM. EXPIRES 11-20-2023

My Commission Expires:

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9/7/2020

Notary Signature

My Commission Expires: September 7, 2020