Karen Johnson Davidson County
Batch# 481512 DEEDWARR
09/23/2020 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20200923-0109302

# Warranty Deed

| | |
|---|---|
| 1-20-8160<br><br>RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $465,000.00.<br><br>Affiant<br>Subscribed and sworn to before me, this the 22nd day of September, 2020.<br>Rachel Marie Collins<br>Notary Public<br><br>My commission expires: 3-6-2024 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Philip Dayton Burke<br>Jordan Bacon Burke | F & M Bank | 102-03-0C-002.00-CO |
| 522 Landau Drive | 2681 Wilma Rudolph Blvd | |
| Nashville, TN 37209 | Clarksville TN 37040 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NEW DAY HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JORDAN BACON BURKE AND PHILIP DAYTON BURKE, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 520 Landau Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20191230-0134581, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Lloyd Ray Anderson and wife, Pamela S. Anderson by Warranty deed from James W. Leigh, Jr. and wife, Glendora S. Leigh of record in Book 6030, page 684, Register's Office for Davidson County, Tennessee, dated March 31, 1983 and recorded on April 01, 1983.

Being a portion of the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company by Warranty deed from Lloyd Ray Anderson and Pamela S. Anderson, husband and wife of record in Instrument No. 20191125-0121723 Register's Office for Davidson County, Tennessee, dated November 22, 2019 and recorded on November 25, 2019.

Being a portion of the same property conveyed to New Day Homes, LLC, a Tennessee limited liability company by Warranty deed from Music City Financial, LLC, a Texas Limited Liability Company of record in Instrument No. 20191126-0122147 Register's

Office for Davidson County, Tennessee, dated November 22, 2019 and recorded on November 26, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 522 Landau Drive, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of September, 2020.

**New Day Homes, LLC, a Tennessee Limited Liability Company**

**By:** _____
**Jonathan Tarajano, Project Manager**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named New Day Homes, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of September, 2020.

_____
Notary Public

My Commission Expires: 5-3-21



# True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

