THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200929989

Karen Johnson Davidson County
Batch# 487029 **DEEDWARR**
10/01/2020 09:21:09 AM 2 pgs
Fees: $13.00 Taxes $647.50

20201001-0113185

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $175,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of September, 2020.

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: _____

MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Donna Dant 1026 Argyle Ave Nashville, TN 37023	New Owner	Tax Parcel ID No. 133 02 0 009.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Garnett E. Burk, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donna Dant, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the plan of William Lee Subdivision of Roth Property, as of record in Book 1130, Page 67, Register's Office for Davidson County, Tennessee. Said Lot No. 24 fronts 60 feet on the northerly side of Sunrise Avenue and extends back 184.35 feet on the easterly line and 183.69 feet on the westerly line, to the southerly line of Lot "D", measuring 60 feet thereon.

Being the same property conveyed to Garnett E. Burk, by Special Warranty Deed from First Union National Bank, of record in Instrument No. 20010228-0018793, in the Register's Office of Davidson County, Tennessee, dated February 21, 2001 and recorded on February 28, 2001.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of William Lee Subdivision of Roth Property, as recorded in Plat Book 1130, Page(s) 67.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1300, Page 572.

Affidavit and Memorandum of Contract for Purchase and Sale as set forth in instrument recorded in Instrument No. 20200901-0099074.

This is improved property located at 240 Sunrise Avenue Lot 24 Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of September, 2020.

Garnett E. Burk

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Garnett E. Burk, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2020.

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY