Name and Address of New Owner:
LaShonda N. Burns
482 Hickory Glade Drive
Antioch, TN 37013

Send Tax Bills To:
Regions Bank d/b/a Regions Mortgage
PO Box 200401
Florence, SC 29502

Karen Johnson Davidson County
Batch# 499394 DEEDWARR
10/20/2020 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $641.95
20201020-0122216

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 162-01-0C-082.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brandon Adams, Trustee of The 482 Hickory Glade Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **LaShonda N. Burns, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 82 on the Plan of Phase 2, Hickory Glade, a planned unit development, of record in Plat Book 6250, Page 889, and amended in Book 6900, Page 41, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Kenneth K. Haynie, Jr. and wife, Elizabeth Y. Haynie by Warranty deed from DeLon P. Pett and wife, Joann F. Pett, of record in Book 9614, page 742, Register's Office for Davidson County, Tennessee, dated February 28, 1995 and recorded on March 09, 1995. (Value or consideration shown in aforementioned deed $65,900.00.)
>
> Being the same property conveyed to Brandon Adams, Trustee of the 482 Hickory Glad Dr Trust, by Warranty Deed from Kenneth K. Haynie, Jr. and wife, Elizabeth Y. Haynie, of record in Instrument No. 20200717-0078533, Register's Office for Davidson County, Tennessee, signed July 15, 2020 and recorded July 17, 2020.
>
> Being also known as 482 Hickory Glade Drive, Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of October, 2020.

The 482 Hickory Glade Trust

By: _____
Brandon Adams, Trustee

State of Tennessee
County of Davidson

Before me, Lauren Lamberth of the state and county mentioned, personally appeared Brandon Adams, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theTrustee of The 482 Hickory Glade Trust, the within named bargainor, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this 14th day of October, 2020.

_____
Notary's Signature
My commission expires: 03-23-21

LAUREN LAMBERTH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $173,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
14th day of October, 2020.

_____
Notary Public
My commission expires: 03-23-21
File No. 2020-1054

LAUREN LAMBERTH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON