THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $420,000.00. Affiant Subscribed and sworn to before me this 9th day of November, 2020. Notary Public My Commission Expires: 3/6/24
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 35894-10-2020**	

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 515260 DEEDWARR
11/12/2020 11:28:30 AM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20201112-0133331

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher Burt, Brittany Burt 6637 Beacon Lane Nashville, TN 37209	Quicken Loans 1050 Woodward Ave. Detroit, MI 48226	Map and Parcel No.: 10207005200

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, **James O. McLeod, Jr. (aka James O. McLeod) and wife, Sarah McDonnell McLeod, who joins in the execution of this instrument for the purpose of conveying any interest she may have in subject property by virtue of her marriage to the said James O. McLeod, Jr.**, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Brittany A. Burt and Christopher J. Burt, wife and husband,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6637 Beacon Lane, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 9th day of November, 2020.

James O. McLeod, Jr.

Sarah McDonnell McLeod

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James O. McLeod, Jr. and Sarah McDonnell McLeod,** 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, at office, this 9th day of November, 2020.

My Commission Expires: 3/6/24

Notary Public

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot(s) 94, as shown on the map entitled Section 26 Charlotte Park, formerly "Beacon Square Sec. 2", of record in Plat Book 3700, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James O. McLeod, Jr., a married man, by deed from William Blake Goddard and Brittany S. Goddard, husband and wife, of record in Instrument No. 20170213-0014622, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 28, 2017 of record in Instrument No. 20170228-0019887, Register's Office for Davidson County, Tennessee, James O. McLeod, Jr., conveyed subject property to MCL Properties, LLC, a Tennessee limited liability company. By Quitclaim Deed dated April 23, 2020 of record in Instrument No. 20200429-0044915, Register's Office for Davidson County, Tennessee, MCL Properties, LLC, a Tennessee limited liability company conveyed subject property to James O. McLeod, married.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable. Map and Parcel No. 10207005200.
2. Restrictive covenants contained in an instrument of record in Book 4065, page 67 and Book 4142, page 165, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Plat Book 3700, page 91, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

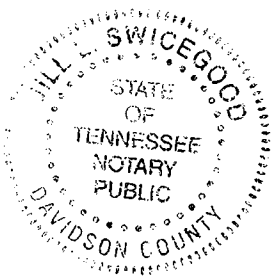
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: July 9, 2022

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