WARRANTY DEED

Karen Johnson Davidson County
Batch# 534896 DEEDWARR
12/15/2020 03:01:14 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20201215-0148075

O-BR-20-129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bryan Burke	**Sofi Lending Corp**	
(NAME)	(NAME)	
129 Marita Avenue	**2750 E Connonwood Parkway, Suite 300**	**033-12-0-072.00**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**Cottonwood Heights, UT 84121**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN G. REED, TRUSTEE OF THE THE ALLISON BURKE AND STEVEN G. REED FAMILY TRUST, DATED NOVEMBER 06, 2013,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRYAN BURKE, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 157 on the Plan of Gatewood Section 1 of record in Plat Book 3300, Page (s) 47 and 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot #157 fronts 160.6 feet on the southwesterly side of Marlin Avenue as measured around a curve, and extends back 160.3 feet on northwesterly line and 179.8 feet on the southerly line to a point in the rear and is more or less triangular in shape.

Being the same property conveyed to The Allison Burke and Steven G. Reed Family Trust, dated November 06, 2013 by Warranty deed from The Estate of John Clifon Williams of record in Instrument No. 20150105-0000528 Register's Office for Davidson County, Tennessee, dated December 15, 2014 and recorded on January 05, 2015. Allison Burke having since died October 14, 2020.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 47 through 52, Inclusive Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3370, Page 121, as amended in Book 3375, Page 249 and Book 3398, Page 438, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **129 Marita Avenue, Goodlettsville, Tennessee 37072**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 25th DAY OF NOVEMBER, 2020.

The Allison Burke and Steven G. Reed Family Trust, dated November 06, 2013

BY: Steven G Reed
Steven G. Reed
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven G. Reed, Trustee of The Allison Burke and Steven G. Reed Family Trust, dated November 06, 2013 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th day of November, 2020.

John F. Phillips
Notary Public

My Commission Expires: 9/25/2022

JOHN F. PHILLIPS
Notary Public - California
Riverside County
Commission # 2256266
My Comm. Expires Sep 25, 2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212