Karen Johnson Davidson County
Batch# 543409 DEEDWARR
12/29/2020 02:19:47 PM 4 pgs
Fees: $23.00 Taxes: $921.30
20201229-0154348

Name and Address of New Owner:
Lee Holcolm Burke, Jr.
541 Swiss Avenue
Nashville, TN 37211

Send Tax Bills To:
Lee Holcolm Burke, Jr.

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 161150B02200CO

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, **Tammy Russell, an unmarried woman, by Leona Jane Russell as Conservator,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lee Holcolm Burke, Jr.,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 22 on the Plan of RoseMonte, Phase I, of record in Master Deed of RoseMonte recorded in Instrument 20051117013887 and 200705170059078, in the Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to Tammy Russell by Warranty Deed from Affordable Housing Resources, Inc., recorded on November 28, 2006, of record in Instrument No. 20061128-0146710, Register's Office for Davidson County, TN.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-P-20-541

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of December, 2020.

Tammy Russell By Leona Jane Russell (SEAL)
Tammy Russell By Leona Jane Russell, Conservator

STATE OF TENNESSEE See attached
COUNTY OF DAVIDSON

On this 23rd day of December, 2020, Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Leona Jane Russell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Conservator for Tammy Russell, the within named bargainor, and she as such Conservator being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Tammy Russell by herself as Conservator.

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Georgia
County of Rockdale } ss.

On this the 22nd day of December, 2020, before me,
Day *Month* *Year*

NICOLE CLARK, the undersigned Notary Public,
Name of Notary Public

personally appeared Leona Jane Russell, conservator,
Name(s) of Signer(s)

☐ personally known to me – **OR** –

☑ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

Nicole Clark
Signature of Notary Public

NICOLE CLARK NOTARY PUBLIC HENRY COUNTY, GEORGIA

Nicole Clark
NOTARY PUBLIC
Henry County Georgia
My Commission Expires
December 27 2022

Place Notary Seal/Stamp Above

Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: 2

Signer(s) Other Than Named Above: _____

©2020 National Notary Association

Witness my hand, at office, this day of December, 2020.

Notary Signature
My commission expires:

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 $249,000.00, 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
23rd day of December, 2020.

Notary Public
My commission expires: 6/4/2023
File No. 2020-2072

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM