RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

**Name and Address of New Owner:**
Robert Burns and Shannon Burns
496 Hickory Glade Drive
Antioch, TN 37013

**Send Tax Statements To:**
New Owners

**THIS INSTRUMENT PREPARED BY:**
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-20112483

**Map and Parcel:** 162 01 0C 075.00

Karen Johnson Davidson County
Batch# 547856 **DEEDWARR**
01/06/2021 09:50:17 AM 2 pgs
Fees: $13.00 Taxes: $541.31

20210106-0002307

# WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jewel S Davis, a single man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Robert Burns and Shannon Burns, tenants in common with rights of survivorship**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

**Land in Davidson County, Tennessee, and being all of Unit No. 75, Phase 2, Hickory Glade, according to survey and plat of same appearing of record in Book 6900, page 41, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said unit.**

**Being the same property conveyed to Jewel Davis, a single woman by Warranty Deed filed for record on May 3, 2016 in Instrument Number 20160503-0043538, of the Register's Office of Davidson County, Tennessee.**

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Hickory Glade of record in Book 6824, page 929 and re-recorded in Book 6898, page 896 and as amended in Book 6824, page 952 and rerecorded in Book 6898, page 919 and furhter amended in Book 6898, page 920, Book 6957, page 473, Instrument Number 20031223-0182416 and Declaration of Amendment and Statement of Easement on Hickory Glade, Phase I in Book 7959, page 869 and amendment to Bylaws in Book 10697, page 182; All matters set forth on plat in Book 6900, page 41; All matters set forth in boundary plat in Book 6250, page 888 & 889; HOA Charter of record in Book 6845, page 780; Quitclaim Deed to Homeowner's Association for common areas of record in Book 6898, page 921 and rerecorded in Book 6899, page 562, Book 7260, page 72; Bylaws of record in Book 6878, page 390 and amended in Book 10697, page 182; Storm Water Detention Agreement of record in Book 6796, page 991; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7384, page 941, Book 6421, page 966; Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6255, page 611; Deed of Conveyance for water and sewerage services of record in Book 7797, page 473 and Book 7797, page 490; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 496 Hickory Glade Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 hand this 23rd day of December, 2020.

Jewel S Davis by Judith D Nelson as Attorney in Fact

Jewel S Davis by Judith D. Nelson as Attorney-in-Fact

State of South Carolina

County of Richland

Personally appeared before me, Judith D. Nelson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she executed the foregoing instrument on behalf of Jewel S. Davis, that he/she executed the same as the free act and deed of said Jewel S. Davis, and for the purposes therein contained by virtue of a Power of Attorney, duly executed by the said Jewel S. Davis, and appearing of record in Instrument # 20210104-0002306, in the Register's Office of Rutherford County, Tennessee.

Witness my hand and seal this 23rd of December, 2020.

Debbie M. Frasier-Small
Notary Public
My Commission Expires: April 4, 2024

DEBBIE M. FRASIER-SMALL
Notary Public, South Carolina
My Commission Expires
April 04, 2024

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $146,300.00.

Jewel S Davis by Judith D Nelson as attorney in fact
Affiant Signature

Subscribed and sworn to before me, this 23rd day of December, 2020.

DEBBIE M. FRASIER-SMALL
Notary Public, South Carolina
My Commission Expires
April 04, 2024

Debbie M. Frasier-Small
Notary Public
My Commission Expires: April 4, 2024