Karen Johnson Davidson County
Batch# 556603 DEEDWARR
01/19/2021 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $4,162.50
20210119-0008075

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $1,125,000.00.

Affiant

Subscribed and sworn before me this the 15 day of January, 2021.

Notary Public
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Bree Leslie Burks & Barney B. Burks, IV 1780 Tyne Blvd Nashville, TN 37215	new owner 1780 Tyne Blvd Nashville, TN 37215	145-00-0 009.01

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TIMOTHY JAMES WOLTERS AND MARTHA JANE WOLTERS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BARNEY B BURKS IV AND BREE LESLIE BURKS, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being situated in the City of Forest Hills, and being described according to the survey of Anderson Delk and Associates, May 17, 1978, as follows:

Beginning at a point 1027.73 feet southerly or southwesterly (measured along the said margin of Tyne Boulevard) from the point of intersection of the said margin of Tyne Boulevard and the northerly boundary of the tract of land which was conveyed to Jack Husband and wife, Kathryn Y. Husband, by deed of McQuiddy Printing Company, et al, of record in Book 2045, Page 143, Register's Office for said County, from said point of beginning thence with the northwesterly margin of Tyne Boulevard along a generally southwesterly course, with a curve having a radius of 762.91 feet (measured along the center line of Tyne Boulevard) 289.3 feet to a concrete monument; thence leaving said Tyne Boulevard, North 39 degrees 47 minutes West 415.20 feet to a concrete monument; thence North 19 degrees 41 minutes East 152.00 feet to a concrete monument; thence South 60 degrees 05 minutes East 433.6 feet to the point of beginning and containing two acres, more or less; and there is further included in this conveyance all the grantor's right, title and interest in and to that portion of Tyne Boulevard lying between its center line and its northwesterly margin and the extensions of the northerly and southerly boundary lines of the tract hereinabove described.

Being the same property conveyed to Timothy James Wolters and Martha Jane Wolters, husband and wife by deed from Phillip P. Shipp and wife, Mary K. Shipp, dated 06/28/2013, of record in Instrument No. 20130702-0068147, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1780 Tyne Blvd, Nashville, TN 37215.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 15th day of January, 2021.

Timothy James Wolters

Martha Jane Wolters

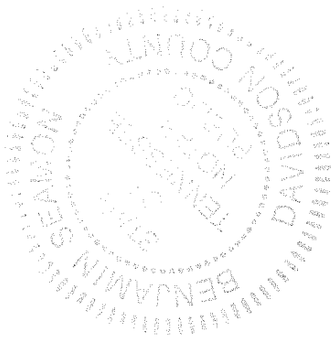
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Timothy James Wolters and Martha Jane Wolters, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of January, 2021.

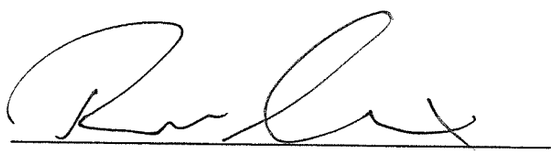
My commission expires: 9-6-22

Notary Public



Certificate of Authenticity

I, Ryan Lux, 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.

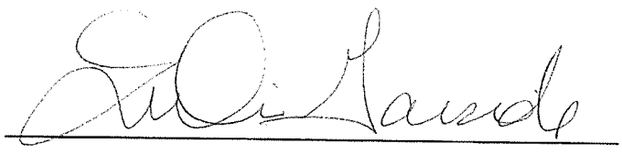


Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux 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: 1/3/23

Notary's Seal (If on paper)

