WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-10398-DS

Karen Johnson Davidson County
Batch# 564702 DEEDWARR
02/01/2021 08:10:30 AM 4 pgs
Fees: $23.00 Taxes: $2,060.90
20210201-0013746

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 6640 Shady Oak Road Suite 400 Eden Prairie, MN 55344 835934 1069080 Jason Benzinger	STATE OF TENNESSEE COUNTY OF ~~Williamson~~ Davidson The actual consideration or value, whichever is greater, for this transfer is $ 557,000.00 Kristen Vreeland Affiant Subscribed and sworn to before me, this the 29 day of January, ~~2021~~. Bria Sawyers Notary Public My commission expires: 5-7-2024 (Affix Seal)

BRIA SAWYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Shannon & Paul Marchese Nashville TN 37214	NAME: New Owner
STREET ADDRESS: 2822 Lumar Lane	STREET ADDRESS:
MAP & PARCEL NO.: 085-09-0-007.00	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Julie Burns and Brian Burns, wife and husband hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Shannon L. Marchese and Paul W. Marchese, wife and husband,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 2822 Lumar Lane, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has 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 representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 01 day of December, 2020.

X _____
Julie Burns

X _____
Brian Burns

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Julie Burns, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 1 day of December, 2020.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

IRVING COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 2, 2022

_____
Notary Public
My commission expires 05/02/2022

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Brian Burns, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 1 day of December, 2020.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

IRVING COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 2, 2022

_____
Notary Public
My commission expires 05/02/2022

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Knob Section, Lincoya Hills of record in Plat Book 2331, Page 6, 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 No. 93 fronts 140 feet on the Northerly margin of Lamar Lane, thence back 190 feet on the Westerly margin and 276.5 feet on the Easterly margin to a dead line in the rear which measures 168.2 feet; said line being a broken line.

Being the same property conveyed to William J. Amonette et ux Margery P. Amonette by Warranty deed from Rodes Ennis et ux Margaret C. Ennis of record in Book 4600, page 918, Register's Office for Davidson County, Tennessee, dated May 11, 1972 and recorded on May 12, 1972. (Value or consideration shown in aforementioned deed $42,500.00.)

Being the same property conveyed to Julie Burns and Brian Burns, wife and husband by Warranty deed from Margery P. Amonette, unmarried of record in Instrument No. 20190625-0061037 Register's Office for Davidson County, Tennessee, dated June 21, 2019 and recorded on June 25, 2019.

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM