2020-555

WARRANTY DEED

Karen Johnson Davidson County
Batch# 566949 DEEDWARR
02/03/2021 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $9,324.00
20210203-0015583

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1ST DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/2/22
(AFFIX SEAL)

DEE RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 02, 2022

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phil Kurzner and Michael-Anne Browne	SG Capital Partners, LLC dba ClearEdge Lending	
(NAME) 23 Northumberland	(NAME) 750 Washington Boulevard, Ste 1050	130-12-0A-010.00-CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Stamford, CT 06901	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROBERT M. BURKS AND SPOUSE, AMY L. BURKS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHIL KURZNER AND MICHAEL-ANNE BROWNE, HUSBAND AND WIFE**, 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, being Lot No. 10 on the Plan of Northumberland of record in Plat Book 6250, Pages 128 and 129, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert M. Burks and Spouse, Amy L. Burks, as Tenants by the Entirety by Warranty Deed from James M. Usdan and Lisa C. Butlak, husband and wife, of record in Instrument No. 20171130-0122405, Register's Office for Davidson County, Tennessee, dated November 29, 2017.

THIS instrument is being executed on behalf of Robert M. Burks and Amy L. Burks pursuant to a Power of Attorney executed by same on the 11th day of January, 2021, and being filed for record in Instrument No. _202102030015582_____, and being recorded simultaneously herewith.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 23 Northumberland, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 1st day of February, 2021

Robert M. Burks by Kevin D. Montgomery, attorney in fact

ROBERT M. BURKS

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

Amy L. Burks by Kevin D. Montgomery, attorney in fact

AMY L. BURKS

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of February, 2021, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Robert M. Burks and Amy L. Burks and acknowledged that he executed the same as the free act and deed of Robert M. Burks and Amy L. Burks.

Witness my hand and official seal this 1st day of February, 2021.

Commission expires:

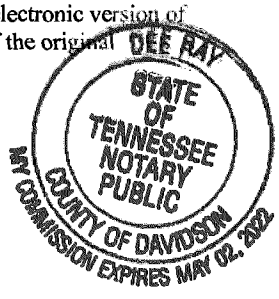
KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 2, 2023

Kathy Snider

Notary Public

I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public