WARRANTY DEED

Karen Johnson Davidson County
Batch# 568575 DEEDWARR
02/04/2021 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $536.50
20210204-0016313

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Fayette
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-4-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Burkett Homes, Inc., A Tennessee Corporation	Burkett Homes Inc	072-07-0-160.00
(NAME) 0 Kenmore Place	(NAME) P.O. Box 2282	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We Billy H. Meeks and Wife, Anna L. Meeks**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Burkett Homes, Inc., A Tennessee Corporation,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Kenmore Place Subdivision

Land in Davidson County, Tennessee, Being Lot No. 2* on the Plan of Final Plat Re-Subdivision of a portion of Lots 77 & 78, as shown on plat of record in Plat Instrument 201504060029414, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Billy H. Meeks and wife, Anna L. Meeks by Warranty Deed from Donny L. Dobbs and wife, Ginger P. Dobbs, dated 05/08/1986 and recorded 05/16/1986, of record in Book 6859, Page 10, and re-record recorded in Book 7771, Page 423, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Instrument 201504060029414, in the Register's Office for Davidson County, Tennessee. Declaration of Easement and Shared Driveway Agreement recorded in Instrument No. 20210126-0010987, Register's Office for Davidson County, Tennessee.

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.

unimproved ☒

This is improved ☐ 0 Kenmore Place, Nashville, TN 37216
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 29th day of January, 2021.

Billy H. Meeks

Anna L. Meeks

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy H. Meeks and Anna L. Meeks, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of January, 2021.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

~~RETURN TO:~~
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Return to:

CLOSETRAK
6225 Quintard St. #101
Arlington, TN 38002

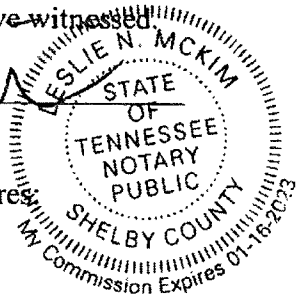
I, Marc A. Diaz, do here by make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marc A. Diaz

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned a notary public for the county and state, Marc A. Diaz, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public



My commission expires:
1/16/23