Karen Johnson Davidson County
Batch# 572514 DEEDWARR
02/11/2021 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20210211-0019495

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00

Emily Mercer
Affiant

Subscribed and sworn to before me, this 9TH DAY OF FEBRUARY, 2021.

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES: 11-6-23

(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlotte D. Holt, an unmarried woman	New Owner (NAME)	
213 Northside Drive (ADDRESS)	213 Northside Drive (ADDRESS)	026-15-0-031.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Mary C. Burnette, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charlotte D. Holt, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being all of Lot 10, Section I of North Hill Estates and being all of Reserved Parcel "A" Section II of North Hill Estates, more specifically and particularly described as follows. to-wit:

Beginning at an iron pin in the northerly margin of Northside Drive, a corner to Lot 11 on the Plan of North Hill Estates, Section I; thence with said margin of said street, North 42 degrees 02 minutes West 108.48 feet to an iron pin; thence continuing with said margin of said Street on a curve having a Delta of 17 degrees 35 minutes a Radius of 850 feet, a Tangent of 131.46 feet and a Length of 27.58 feet, a corner to Lot 9 on the said plan; thence with the line of Lot 9, North 47 degrees 16 minutes East 413.3 feet, to a point; thence, North 22 degrees 44 minutes West 267.1 feet to a point; thence, South 53 degrees 38 minutes East 688 feet to an iron pin in the Westerly margin of Spring Branch Drive, a corner to Lot 17 of North Hill Estates, Section II; thence with the line of said Lot No. 17, South 74 degrees 13 minutes East 331.75 feet to a point thence, South 47 degrees 58 minutes West 463.75 feet to the point of beginning.

Being the same property conveyed to Thomas S. Burnette, Jr and wife, Mary C. Burnette by Warranty deed from Thomas S. Burnette and wife, Mildred Burnette of record in Book 3371, page 243, Register's Office for Davidson County, Tennessee, dated April 05, 1962.

Being the same property conveyed to Thomas S. Burnette, Jr and wife, Mary C. Burnette by Quitclaim deed from Thomas S. Burnette, Jr and wife, Mary C. Burnette of record in Instrument No. 20051212-0148634 Register's Office for Davidson County, Tennessee, dated October 31, 2005.

The said Thomas S. Burnette, Jr having died on December 2, 2018, survived by his wife, Mary C. Burnette.

This instrument is executed on behalf of Mary C. Burnette by Marsha L. Brewer, her attorney in fact as pursuant to Power of Attorney of record in Instrument No. 20210202-0015109 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 213 Northside Drive, Madison, TN 37115
(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

WARRANTY DEED
(Continued)

plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 9th day of February, 2021.

Mary C Burnette by Marsha L Brewer

Mary C. Burnette by Marsha L. Brewer, Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Marsha L. Brewer, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged herself to be the attorney-in-fact for Mary C. Burnette, the within named bargainor, and that she, as such attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Mary C. Burnette by herself as attorney-in-fact and attesting the same by the said Marsha L. Brewer as attorney-in-fact.

Witness my hand and seal on this the 9 day of February, 2021.

My commission expires: 7/9/2021

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

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)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON