Karen Johnson Davidson County
Batch# 595474 DEEDWARR
03/19/2021 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20210319-0036453

WARRANTY DEED

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Melissa Loew
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 4-17-2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell and Barrett, 121 1st Avenue S. #200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelly Lyn-Marie Daniel	Kelly Lyn-Marie Daniel	022-02-0-069.00
(NAME) 205 Baylee Mika Place	(NAME) 205 Baylee Mika Place	
(ADDRESS) Joelton, TN 37080	(ADDRESS) Joelton, TN 37080	
(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, I/we Tarita Wright-Burrows as Administratrix for The Estate of Vincent Tyrone Burrows, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Christopher Richardson, a single man, and Kelly Daniel, a single woman, as joint tenants with right of survivorship, hereinafter called the GRANTEE(S), their 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. 20, Section Five on the Plan of Chase Pointe, as of record in Instrument No. 200001100003085, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Vincent Burrows and wife, Angela Burrows by Warranty Deed from James M. Lanius and wife, Janis M. Lanius, dated 04/13/2005 and recorded 04/15/2005, of record in Instrument 200504150042332, Register's Office for Davidson County, Tennessee.

The said Angela Burrows died on 02/13/2018, leaving the said Vincent Tyrone Burrows the sole surviving tenant by the entirety; See Affidavit of Heirship of record in Instrument 200504150042332, Register's Office for Davidson County, Tennessee. Vincent Tyrone Burrows died intestate on January 10, 2021. Tarita Wright-Burrows was appointed Adminstratrix for the Estate of Vincent T. Burrows. See Case No. 75PR1-2021-PR-60 Rutherford County, Tennessee Probate Court. Pursuant to TCA-66-4-101, the Personal Representative/Administrator is authorized to execute the deed to real property in situation where the contract was executed prior to the death of the seller/decedent. The contract for sale of above real property was executed on January 7, 2021. In addition, this real property was brought into the Probate Estate by order of the above-mentioned court.

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 ☒ 205 Baylee Mika Place, Joelton, TN 37080
(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 12th day of March, 2021.

The Estate of Vincent Tyrone Burrows

By: Tarita Wright-Burrows, Administratrix
Tarita Wright-Burrows, Adminstratrix

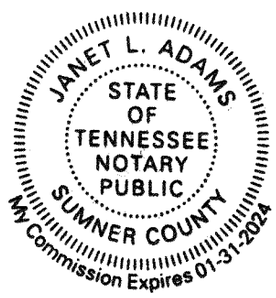
State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tarita Wright-Burrows with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Administratrix of The Estate of Vincent Tyrone Burrows, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument by signing her name as Administratix for the purposes therein contained.

Witness my hand and Official seal this 12th day of March, 2021.

Notary Public
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075



True Copy Certification

I, **Lakynn Cotten** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Lakynn Cotten

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Christy M. Jones** a notary public for this county and state **Lakynn Cotten** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy M. Jones
My Commission Expires:

SEAL

