Karen Johnson Davidson County
Batch# 607277 DEEDWARR
04/06/2021 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $484.70
20210406-0044701

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: SEPTEMBER 21, 2024
(AFFIX SEAL)

SPENCER RYAN GROSS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 6-11-2023

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road, Suite 178
Nashville, TN 37215

03-NSH21-01453

Address of New Owner:	Send Tax Bills to:	Tax Information:
Rachel L. Casey 3927 Kimpalong Dr Nashville, TN 37205	Rachel L. Casey 3927 Kimpalong Dr Nashville, TN 37205	070-04-0-026.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Vera Burke, a single woman** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Rachel L. Casey a married person**, hereinafter called the Grantees, their successors 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. 44, on the plan of Haynes Heights, Section II, as shown by plat of record in Book 2331, Pages 58 and 59 (Page 59 erroneously omitted in prior deed), in the 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 Joe Wallace Willis and wife, Idella Sloss Willis by deed from N. H. Barker and Herschel Greer, dated March 22, 1956, recorded March 26, 1956, of record in Book 2497, Page 425, in the Register's Office for Davidson County, Tennessee. The said Joe Wallace Willis having predeceased Idella Sloss Willis. Idella Sloss Willis died in 1996 and her Will was probated in 18P1736, which devised the property to Gwendolyn Crocker now known as Gwendolyn Patterson. See Affidavit of Heirship of record in Instrument No. 20031808-0113117; self-serving by Gwendolyn Patterson. Order Appointing Plenary Guardian of a Person with a Disability dated October 5, 2018 of record with the Circuit Court of Cook County, Illinois at 2017 P 1847 appointed Aurelia L. Jeter as Guardian for Gwendolyn Patterson. Letters Testamentary issued October 18, 2018 to Aurelia L. Jeter as Executrix for the Estate of Idella Sloss Willis of record in the Circuit of Davidson County, Tennessee at Docket No. 18P1736.

Further being the same property conveyed to Vera Burke, a single woman by deed from Aurelia L. Jeter, in her capacity as Guardian of The Estate of Gwendolyn Patterson, a disabled person, dated May 10, 2019, recorded May 14, 2019, of record in Instrument No. 20190514-0045055, in the Register's Office for Davidson County, Tennessee.

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

This property is improved property known as: 2409 Gardner Lane, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 April, 2021

Vera Burke

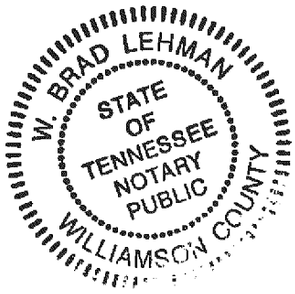
STATE OF TENNESSEE
COUNTY OF

I, W, Brad Lehman, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Vera Burke personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1st of April, 2021.

W. Brad Lehman

Notary Public
My Commission Expires: 9/21/2024



True Copy Certification

I, Spencer Gross, 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 Williamson

Personally appeared before me, Houston Lyle, a notary public for this county and state, Spencer Gross, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

HOUSTON L. LYLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 07/24/2023

{Notary' Seal}