Karen Johnson Davidson County
Batch# 609476 DEEDWARR
04/07/2021 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $314.13
20210407-0046038

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $84,900.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 6th day of April, 2021.

Notary Public

My commission expires: 10-21-2024

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kelly A. Wilborn **Michael R. Wilborn**	New Owner	**03000026700**
188 Heritage Square		
Medina, TN 38355		

FOR AND IN 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 ACKNOWLEDGE, WE,

Kenneth L. Burton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kelly A. Wilborn and Michael R. Wilborn, wife and husband

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 located in the 14th Civil District Davidson County, Tennessee, on the South side of Seymour Hollow Road and being described as follows :

TRACT NO. 8: Beginning at a 14-inch walnut tree in the South margin of Seymour Hollow Road, same being in the East boundary of Jason K. Forrest (IN #20030312-0033005, RODCT) and the Northernmost Northwest corner of this tract; thence with said margin North 81 degrees 06 minutes 29 seconds East 142.63 feet to an iron rod in said margin; thence leaving road with line of Tract #7 of the Hopkins property (5.01. acres as per survey of same date) South 01 degree 57 minutes 40 seconds West 254.67 feet to an iron rod; thence South 49 degrees 38 minutes 50 seconds West 800.78 feet: to an iron rod; thence with line of David Lee Gunderson (DB 3702, PG 352, RODCT) North 12 degrees 46 minutes 21 seconds East 88.93 feet to a fallen snag; thence North 04 degrees 56 minutes 25 seconds West 253.97 feet to a metal post; thence North 03 degrees 27 minutes 37 seconds West 204.71 feet to an iron rod at a cedar post; thence with line of Jason K. Forrest North 82 degrees 05 minutes 03 seconds East 511.01 feet to an iron rod; thence North 05 degrees 39 minutes 1.8 seconds West 137.17 feet to the point of beginning containing 5.01 acres more or less by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074 dated September 27, 2007.

Being the same property conveyed to Kenneth L. Burton, unmarried, by Warranty Deed, from Sariah M. Hopkins, married, dated August 30, 2013, of record in Instrument No. 20130903-0092649, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (=X=) unimproved (__X__) property known as Lot 8 Seymour Hollow Rd, Whites Creek, TN 37189.

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 in 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.

Kenneth L. Burton Date: 4/5/21

Kenneth L. Burton

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kenneth L. Burton, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of April 2021, _____.

NOTARY PUBLIC

My Commission Expires: 9/7/24

COUNTY OF DAVIDSON MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

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

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY