Karen Johnson Davidson County
Batch# 612005 DEEDWARR
04/09/2021 03:12:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20210409-0047757

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me, this 9th day of April, 2021.

Notary Public

My commission expires: 3/7-2024

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Janet Backstrom	**New Owner**	**142-13-0C-125.00CO**
8636 Sawyer Brown Road		
Nashville, TN 37221		

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,

James W. Burrow, Trustee and James Scott Burrow, Successor Trustee of the James W. and Dolores M. Burrow Revocable Living Trust aka the James W. and Dolores M. Burrow Family Trust

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

Janet Backstrom

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 Unit No. 8636, together with the carport designated No. 8636-C, in River Plantation, Section Eleven, Phase 3, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 3, Condominium Apartments, recorded in Book 9700, pages 835 and 836, Register's Office for said County, and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Book 11332, page 184, said Register's Office, to which reference is hereby made. The easements, restrictive covenants,

conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Eleven, Phase 3, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661, and Plat in Book 9700, page 482, said Register's Office as applied to Section Eleven, Phase 1A, by annexation document of record in Book 11029, page 592, and Plat Book 9700, page 694, Section Eleven, Phase 2, by annexation document of record in Book 11156, page 361, and Plat Book 9700, page 748; Section eleven, Phase 3, by annexation document of record in Book 11432, page 903, and Plat Book 9700, page 971, and Book 11684, page 675; and Section Eleven, Phase 5, by annexation document of record as Instrument No. 200101310009315, and Plat of record as Instrument No. 200009180092191; and Section Eleven, Phase Six, by annexation document of record as Instrument No. 200109110098566, and the Plats of record as Instrument Nos. 2001090500959973 and 200109110095982, said Register's ' Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to James W. Burrow and wife, Dolores M. Burrow, by General Warranty Deed, from Murray C. Havens and wife, Carolyn T. Havens, dated September 28, 2006, of record in Instrument No. 20061002-0121433, Register's Office for Davidson County, Tennessee. Said property being further conveyed, by Quitclaim Deed to James W. Burrow and Dolores M. Burrow, as Trustees of The James W. and Dolores M. Burrow Revocable Living Trust, dated September 21, 2011, of record in Instrument No. 2011018-0080971, Register's Office for Davidson County, Tennessee. Dolores M. Burrow having since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 7389, Page 924, amended in Book 10628, Page 661, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 10628, Page 661, amended in Instrument No. 20191206-0126310, Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Book 7402, Page 591 and Instrument No. 20100603-0043069, in the Register's Office for Davidson County, Tennessee.
Rules and Regulations of record in Book 10628, Page 702, in the Register's Office for Davidson County, Tennessee.
All matters of record in Plat Book 9700, Page 694, in the Register's Office for Davidson County, Tennessee.
Annexation of record in Book 11029, Page 592, Book 11332, Page 184 and Book 11432, Page 903, in the Register's Office for Davidson County, Tennessee.
Deed of common areas to Homeowners Association of record in Instrument No. 20090825-0079852, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
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 is improved property known as 8636 Sawyer Brown Road, Nashville, TN 37221

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

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

The James W. and Dolores M. Burrow Revocable Living Trust

By: James W Burrow
James W. Burrow, Trustee

By: James Scott Burrow
James Scott Burrow, Successor Trustee

STATE OF Alabama
COUNTY OF Coffee

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared James W. Burrow and James Scott Burrow, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustee and Successor Trustee of the James W. and Dolores M. Burrow Revocable Living Trust, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 9th day of April, 2021.

Jeanine Jenkins
Notary Signature
My commission expires: 9-23-2023

JEANINE JENKINS
Notary Public, Alabama State At Large
My Commission Expires Sep. 23, 2023

File #: **21-245**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, Russell J. McCann, 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, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021