Karen Johnson Davidson County
Batch# 612028 DEEDWARR
04/09/2021 03:38:30 PM 2 pgs
Fees: $13.00 Taxes: $2,487.88
20210409-0047788

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $672,400.00

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Affiant

Subscribed and sworn to before me this 7th day of April, 2021.

Notary Public
My commission expires: 10/26/24

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
John A. Bell, Jr. 414A 33rd Ave. North Nashville, TN 37209	BancorpSouth P.O. Box 3356 Tupelo, MS 38803-3356	092-09-0G-001.00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Daniel Patrick Burke and Elizabeth H. Burke, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **John A. Bell, Jr., a single man,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit A of Homes at 414 33rd Avenue North, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20140408-0029410, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Daniel Patrick Burke and Elizabeth H. Burke, husband and wife, by deed from Kevin Stackhouse and Barbara Stackhouse, husband and wife, of record in Instrument No. 20141104-0101827, Register's Office for Davidson County, Tennessee, and dated October 31, 2014.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Homes at 414 33rd Avenue North of record in Plat Book 421 Page 42 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20140408-0029410 in the official records of the Davidson County Register of Deeds.

3. Charter of Homes at 414 33rd Avenue North Homeowners Association of record in Instrument No. 20150526-0048346 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 414A 33rd Avenue North, Nashville, TN 37209

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 7th day of April, 2021.

Daniel Patrick Burke

Elizabeth H. Burke

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of April, 2021, before me personally appeared Daniel Patrick Burke and Elizabeth H Burke, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of April, 2021.

Notary Signature
My commission expires: 12-18-2023

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally, appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 4/26/24

LAURA JANE SHOUN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY