Karen Johnson Davidson County
Batch# 614148 DEEDWARR
04/13/2021 03:17:15 PM 3 pgs
Fees: $18.00 Taxes: $3,425.83
20210413-0049378

CLOSETRAK

WARRANTY DEED

THIS INDENTURE, made and entered into this 12th day of April, 2021 by and between

Burkett Homes, Inc., a Tennessee Corporation, hereinafter called Grantor, and

JASON WILSON hereinafter called Grantee.

WITNESSETH: That for and in consideration of ten dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

See attached Exhibit "A" for legal description

This conveyance is made subject to all subdivision restrictions, building lines, easements, zoning and planning ordinances, and other municipal regulations including those of record in Plat Book 161, Page 8; Plat Book 57, Page 150; except for 2021 Davidson County Taxes, not yet due and payable, which Grantee assumes and agrees to pay; all in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs, and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee, and

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

The words "Grantor" and "Grantee" shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

BURKETT HOMES, INC.

By: _____
Ronald E. Burkett, President

STATE OF TENNESSEE
COUNTY OF; SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronald E. Burkett**, to me known (or proved to me on the basis of satisfactory evidence to be) and who, upon oath, acknowledged himself/herself to be the **President** of **Burkett Homes, Inc.**, the within named bargainer, a corporation, and that he/she, as such **President**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as such **President**.

WITNESS my hand and Notarial Seal at office this 12th day of April, 2021.

_____
Notary Public
My commission expires: 10-4-2021

ROSEMARIE FIERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FAYETTE
MY COMM. EXP. OCT. 04, 2021

STATE OF TENNESSEE
COUNTY OF _____

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 925,900.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the 12 day of April.

_____
Notary Public

GREGORY POLZIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

My commission expires:

Owner and Property Address:

2002 Long Avenue
Nashville, Tennessee 37206

Mail Tax Bills to:

Regions Bank
Department 2520
P.O. Box 2153
Birmingham, AL 35287

Tax ID Number: 094-02-0-209

Return To:

Prepared By:
CloseTrak, LLC
6225 Quintard Street
Ste. 101
Arlington, TN 38002

Return To:
Wilkins & Ivey
104 Woodmont Blvd
#100
Nashville, TN 37205

EXHIBIT "A"

Land situated in Davidson County, Tennessee, being Northern 150 feet of Lot 16, United Electric Railway Addition, in Eight Civil District of Davidson County, a plan of which is of record in Plat Book 161, Page 8, in the Register's Office of Davidson County, Tennessee, said part of Lot No. 16 fronts 50 feet on the south side of Long Avenue and runs back between parallel lines 150 feet to a line.

Being a same property conveyed to Burkett Homes, Inc. by Warranty Deed at Instrument No. 201908260085336, dated 08/23/2019 and recorded 08/26/2019, Register's Office Davidson County, Tennessee.

Tax Parcel Number: 094-02-0-209