WARRANTY DEED

Karen Johnson Davidson County
Batch# 617278 DEEDWARR
04/16/2021 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $843.60
20210416-0051528

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $228,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/15/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-18-22

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-3604

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Michael D. Brintnall and Elaina W. Brintnall	Pinnacle Bank	147-08-0-057.00
4824 Humber Drive	150 3rd Ave South Ste 1,000	
Nashville, TN 37211	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jane Loyd Burton, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael D. Brintnall and Elaina W. Brintnall, husband and wife

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, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Beverly Heights, Section II of record in Plat Book 2331, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 118 fronts 75 feet on the east side of Humber Drive, and runs back 263.3 feet on the north line, and 283 feet on the South line, to a dead line in the rear Measuring 98 feet thereon.

Being the same property conveyed to William C. Burton, Jr., and wife, Jane Loyd Burton by Warranty deed from Homes, Inc., a Tennessee Corporation of record in Book 2538, page 537, Register's Office for Davidson County, Tennessee, dated April 30, 1956 and recorded on May 15, 1956. William C. Burton, Jr. having since died on June 12, 2008, leaving sole ownership to Jane Loyd Burton by right of survivorship.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4824 Humber Drive Nashville, TN 37211

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 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.

Witness my hand on April 15, 2021}.

Jane Loyd Burton, by William Neal Burton, attorney in fact

Jane Loyd Burton
By: William Neal Burton, attorney in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared William Neal Burton, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Jane Loyd Burton for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Jane Loyd Burton, and is authorized by Jane Loyd Burton to execute this instrument on his/her behalf.

Witness my hand and official seal, this April 15, 2021.

Notary Public

My Commission Expires: 12/11/21

File #: 2021-3604

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

