Karen Johnson Davidson County
Batch# 637830 DEEDWARR
05/17/2021 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20210517-0066372

WARRANTY DEED

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

G-SB-VRES-21-8120

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson MG

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark Burman and Cailey Lauren Burman	New Owner	
(NAME)	(NAME)	**126-15-0B-294.00-CO**
8120 Boone Trace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **GLORIA J WILEY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK BURMAN, A MARRIED MAN AND CAILEY LAUREN BURMAN, AN UNMARRIED WOMAN AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 86 on the Plan of Section Four, Lexington Point Subdivision of record in Plat at Instrument No. 20020116-0006343, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jerold W. Wiley, and wife Gloria J. Wiley by Warranty deed from Susan G. Lampley, unmarried of record in Instrument No. 20060619-0072864 Register's Office for Davidson County, Tennessee, dated June 05, 2006 and recorded on June 19, 2006. The said Jerold W. Wiley having died January 6, 2021 leaving the property to Gloria J. Wiley as the sole surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20020116-0006343, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20001018-0103445, Instrument No. 20010522-0052909, Instrument No. 20020214-0019754, Instrument No. 20020219-0021061 and Instrument No. 20150220-0014706, Register's Office for Davidson County, Tennessee.
- Charter of Lexington Point Homeowners Association, Inc. of record in Instrument Number 20001020-0104424, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20020729-0090372, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8120 Boone Trace, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 12th DAY OF MAY, 2021.

Gloria J Wiley

Gloria J Wiley

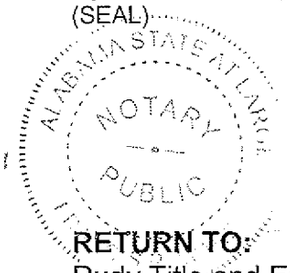
STATE OF Alabama
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLORIA J WILEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of May, 2021.

Francis R. Ware

Notary Public
My Commission Expires: 2/23/2024
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021