THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 529,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 2021.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 642546 DEEDWARR
05/24/2021 10:00:04 AM 2 pgs
Fees: $13.00 Taxes: $1,957.30

20210524-0069855

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Y. Burris Revocable Trust	Karen Y. Burris Revocable Trust	MAP
1809 Shackleford Road	904 Lynnwood Blvd.	PARCEL 131-03-0-147.00
Nashville, TN 37215	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **Reid Andrew Hill and wife, Lora Ashley Kathryn Prince**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen Y. Burris, Trustee of the Karen Y. Burris Revocable Trust u/a/d May 1, 2019**

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 the 7th, formerly 11th Civil District of Davidson County, being the Easterly 6 feet of Lot No. 39 and the Westerly 69 feet of Lot No. 40 on the Preliminary plan of a proposed subdivision of Lots Nos. 7 and 8 in the subdivision of Lot No.2 of the Andrew Castleman Lands, described according to a survey made by Hal R. Swann, Jr., surveyor, February 6, 1954 as follows:

Beginning at a point in the Southerly margin of Shackleford Road at a point 166 feet more or less Westerly from a subdivision line: thence Southerly 122 feet, more or less to a point in a fence; thence Westerly 75 feet to a point in said fence; thence Northerly 137.9 feet, more or less, to a point in the Southerly margin of Shackleford Road: thence Easterly along the margin of the same, 75.5 feet to the point of beginning.

Being the same property conveyed to Reid Andrew Hill, an unmarried man by Warranty deed from Lauren J. Schmitzer n/k/a Lauren S. Obersteadt, married of record in Instrument No. 20150513-0043926 Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 13, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1809 Shackleford Road, Nashville, TN 37215.**

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, their heirs and assigns forever; and we do covenant with 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 hand( ) this the 20 day of May, 2021.

Reid Andrew Hill by Carolyn Hill Attorney in Fact
Reid Andrew Hill by Carolyn Hill, Attorney-in-Fact

Lora Ashley Kathryn Prince by Carolyn Hill Attorney in Fact
Lora Ashley Kathryn Prince by Carolyn Hill, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carolyn Hill** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Reid Andrew Hill**, as his Attorney in Fact, as the free act and deed of the within named **Reid Andrew Hill**.

Witness my hand and official seal this the 20 day of May, 2021.

My Commission expires _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carolyn Hill** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Lora Ashley Kathryn Prince**, as her Attorney in Fact, as the free act and deed of the within named **Lora Ashley Kathryn Prince**.

Witness my hand and official seal this the 20 day of May, 2021.

My Commission expires _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

_____
Notary Public