Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
21-1388TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd day of May, 2021.

Notary Public

Commission Expiration:

Karen Johnson Davidson County
Batch# 646747 DEEDWARR
06/01/2021 10:44:10 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20210601-0072894

STATE OF TENNESSEE NOTARY PUBLIC CHRISTY MICHELLE JONES DICKSON COUNTY My Comm Expires 12-17-2024

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Helen Burns 1131 Nelson Drive Madison, TN 37115	**SAME AS NEW OWNER.**	033-16-0-264.00

WARRANTY DEED

FOR AND IN 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, WE, **LaDonna M. Kennedy**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Helen Marie Burns, an unmarried person** 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:

Property known as: 1131 Nelson Drive, Madison, TN 37115, County of Davidson

Being Lot No. 111-B, Zone Lot Division, Lots 100 through 111, Section Two, Primrose Meadows, of record in Book 4860, Page 105, as amended in Book 5711, Page 866, and as of record Book 6900, Page 105, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to LaDonna M. Kennedy by Warranty Deed from Nancy J. Livezey, an unmarried person, dated 03/30/2001 and recorded 04/06/2001 in Instrument No. 20010406-0034136, Register's Office for Davidson County, Tennessee.

Tax Map and Parcel ID: 033-16-0-264.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 1131 Nelson Drive, Madison, TN 37115

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 unemcumbered, 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 13th day of May, 2021.

LaDonna M. Kennedy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of May, 2021, before me personally appeared **LaDonna M. Kennedy**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 13th day of May, 2021.

Notary Public

Commission Expiration:

