Karen Johnson Davidson County
Batch# 663302 DEEDWARR
06/23/2021 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20210623-0085067

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/1/2024

(AFFIX SEAL)

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road, Suite 178
Nashville, TN 37215

03-NSH21-01949

Address of New Owner:	Send Tax Bills to:	Tax Information:
Luke Calvert and Tallie Alana Schaffer 2035 Village Park Circle Old Hickory, TN 37138	Luke Calvert and Tallie Alana Schaffer 2035 Village Park Circle Old Hickory, TN 37138	044-15-0-E-018.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kimberly Burkeen,a married woman** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Luke Calvert and Tallie Alana Schaffer, husband and wife**, hereinafter called the Grantees, their successors 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. 18, on the plan of Village Green, Phase 3A (erroneously referenced in prior deed as Village Green-Phase 1), as shown by plat of record in Instrument No. 20180904-0087221 (erroneously referenced in prior deed as Instrument No. 20170118-005633, Surveyor's Certificate of Correction in Instrument No. 20170217-0016822 and 20170221-0017509) 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 Kimberly Burkeen, an unmarried person by deed from Village Green of Old Hickory, LLC, a Tennessee limited liability company, dated July 19, 2019, recorded July 19, 2019, of record in Instrument No. 20190719-0071105, in the Register's Office for Davidson County, Tennessee.

* Reggie Guillory, spouse of the grantor joins in the exectuion of the instrument to sell and convey any interest that he may have in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2035 Village Park Circle, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 18th day of June, 2021

Kimberly Burkeen

Kimberly Burkeen

Reggie Guillory

Reggie Guillory

STATE OF TENNESSEE

COUNTY OF Davidson

On this 18th day of June, 2021, before me personally appeared Kimberly Burkeen and Reggie Guillory, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 04/05/25

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

