Karen Johnson Davidson County
Batch# 668018 DEEDWARR
06/29/2021 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210629-0088321

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-4449

CHARLOTTE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-2-2025

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 23rd day of June, 2021

Notary Public

Commission Expires: 3/2/2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
J&J Capital LLC 819 Chancery Lane Clarksville, TN 37042	NEW OWNER	025-08-0-044.00

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, I/WE,

Demetrius Burgess

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

J&J Capital LLC, a Tennessee Limited Liability Company

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:

Tract 1: Land in Davidson County, Tennessee, being all of Lot Number 94, on the plan of Ranchwood Estates, Section 1, all of record in Book 2900. Page 125, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

Tract 2: Land in the 10th Civil District of Davidson County, Tennessee, being shown as Parcel "D" on the Plan of Section One, Ranchwood Estates, City of Goodlettsville, of record in Book 2900, Page 125. in the Register's Office for Davidson County, Tennessee, and more particularly described as follows, to wit: Said Parcel "D" beginning at a point on the south margin of Rosehill Drive, being the Northwest corner of Lot 94; thence along the curved line of Rosehill Drive 68.70 feet to a point; thence South 20 degrees 19 minutes East 166.41 feet to a point; thence South 79 degrees 21 minutes East 198.19 feet to a point: thence South 18 degrees 34 minutes West 119.0 feet to a point being the Southeast corner of Lot Number 94: thence 355.10 feet along the East boundary line, a common line with Lot Number 94 to the beginning.

Being the same property conveyed to Demetrius J. Burgess and wife, Wanda J. Burgess by Warranty deed from John C. Lee, unmarried of record in Instrument No. 20110329-0024198 Register's Office for Davidson County, Tennessee, dated March 24, 2011 and recorded on March 29, 2011.

Being the same property conveyed to Demetrius J. Burgess and Wanda L. Burgess, husband and wife as joint tenants and not as tenants in common with full rights of survivorship by Quitclaim deed from Demetrius J. Burgess and Wanda L. Burgess, who erroneously acquired title as Wanda J. Burgess, husband and wife of record in Instrument No. 20120328-0026385 Register's Office for Davidson County, Tennessee, dated March 21, 2012 and recorded on March 28, 2012.

Being the same property conveyed to Demetrius J. Burgess, an unmarried man by Quitclaim deed from Demetrius J. Burgess and Wanda L. Washington, fka Wanda Burgess an unmarried man and unmarried woman of record in Instrument No. 20161229-0136814 Register's Office for Davidson County, Tennessee, dated October 27, 2016 and recorded on December 29, 2016. (Value of consideration shown in aforementioned deed $0.00.)

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 200 Rosehill Drive, Goodlettsville, TN 37072

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 so 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.

Dated this the 24th **day of June, 2021.**

Demetrius J. Burgess
Demetrius Burgess

STATE OF Florida
COUNTY OF Lake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Demetrius Burgess** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. who produced driver license as identification.

Witness my hand and official seal this 24th **day of June, 2021.**

NIA A HAMILTON
Notary Public - State of Florida
Commission # HH27454
Expires on August 3, 2024

Nia A Hamilton
Notary Public
My Commission Expires: 08/03/2024

Nia A Hamilton

HH27454

Notarized online using audio-video communication

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