Karen Johnson Davidson County
Batch# 673593 DEEDWARR
07/08/2021 03:53:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210708-0092481

WHEN RECOREDED MAIL TO:
1300 PICCARD DRIVE
ROCKVILLE, MD 20850

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773 KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CAROL ANN PURSEL	CAROL ANN PURSEL	150 08 0 145.00
1109 BURLINGAME COURT ANTIOCH, TN 37013	1109 BURLINGAME COURT ANTIOCH, TN 37013	2021-03-1013

For good consideration, I (We) **CAROL ANN PURSEL, WHO TOOK TITLE ERRONEOUSLY AS CAROLE ANN PURSEL, UNMARRIED** whose mailing address is 1109 BURLINGAME COURT, ANTIOCH, TN 37013, hereby bargain, deed and convey to **CAROL ANN PURSEL, UNMARRIED** whose mailing address is 1109 BURLINGAME COURT, ANTIOCH, TN 37013, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, Lot No. 437, on the Final PUD Plan of Somerset, Phase I of record in Plat Book 6900, Page 427, and Revised in Plat Book 6900, Page 690 and 691, Register's Office of said County, to which reference is made for a more complete description.

Being the same property conveyed to Carole Ann Pursel, unmarried from The Secretary of Housing and Urban Development of Washington, D.C. by Other dated October 31, 2008 and recorded November 5, 2008 among the Land Records of Davidson County, State of Tennessee in Instrument No. 20081105-0109960.

APN: 150 08 0 145.00

Property Address: 1109 BURLINGAME COURT, ANTIOCH, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 4 day of June 2021.

Carol Ann Pursel

CAROL ANN PURSEL

STATE OF TN)
) SS.
COUNTY OF Davidson)

On this 4th day of June 2021, before me personally appeared **CAROL ANN PURSEL,** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Dotty J. Harper
Notary Public
My Commission Expires: 8-19-2023

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $ 0

Carol Ann Pursel
Signature of Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 4th day of June, 20 21.

Dotty J. Harper
Notary Public
My Commission Expires: 8-19-2023

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Name and address for person(s) responsible for taxes:
CAROL ANN PURSEL
1109 BURLINGAME COURT
ANTIOCH, TN 37013

Name and Address of property owner:
CAROL ANN PURSEL
1109 BURLINGAME COURT
ANTIOCH, TN 37013

True Copy Certification

I, Victoria Robinson, 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.

Victoria Robinson
Signature

State of Maryland
County of Carroll

Personally appeared before me, Amanda Muller, a notary public for this county and state, Amanda Muller who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Marie Muller
Notary Signature

My Commission Expires: 10/07/2024

