This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
615-822-8332 – phone
615-822-8172 - fax

Karen Johnson Davidson County
Batch# 677116 DEEDWARR
07/15/2021 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20210715-0095165

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, **VIRGINIA B. BURKHART and LARRY H. BURKHART joint tenants with right of survivorship**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICOLE M. DURANT, unmarried woman** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

A CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. R-180 OF JEFFERSON SQUARE TOWNHOUSES SECTION ONE, A HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, AS SHOWN ON THE PLAN OF RECORD IN BOOK 4675, PAGE 12, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SOURCE REFERENCE IS HEREBY MADE FOR MORE COMPLETE DESCRIPTION, TOGETHER WITH THE SAID APARTMENT'S APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM.

BEING THE SAME PROPERTY CONVEYED TO VIRGINIA B. BURKHART AND LARRY H. BURKHART, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY WARRANTY DEED FROM COLBY WAKEFIELD AND SARAH WAKEFIELD, HUSBAND AND WIFE, DATED NOVEMBER 16, 2017, OF RECORD IN INSTRUMENT NO. 20171120-0119056, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 180 JEFFERSON SQUARE, NASHVILLE, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and

representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 9th day of July, 2021.

Virginia B. Burkhart
VIRGINIA B. BURKHART

Larry H. Burkhart by Virginia B. Burkhart, AIF
LARRY H. BURKHART
BY VIRGINIA B. BURKHART, AS ATTY IN FACT

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Virginia B. Burkhart, individually and in her capacity as attorney in fact for Larry H. Burkhart**, the within named bargainors, 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 for the purposes therein contained, individually and by signing the name of Larry H., Burkhart by herself as Attorney in Fact.

DONE at offices in Hendersonville (City), TN, on this the 9th day of July, 2021.

NOTARY PUBLIC
My commission expires: 7-2-24

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is **$450,000.00.**

Affiant

Subscribed and sworn to before me, this the 9th day of July, 2021.

Ashley Utley
NOTARY PUBLIC
My commission expires: 9-21-2024

ASHLEY UTLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Address New Owner(s) as follows:
NICOLE M. DURANT
180 JEFFERSON SQUARE
NASHVILLE, TN 37215

Send Tax Bills To:
Same as above

Map and Parcel Number(s): 131050A/180.00 CO

Tennessee Certification of Electronic Document

I, Todd A Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 9, 2021.

Affiant Signature

7/14/21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

