Karen Johnson Davidson County
Batch# 686799 DEEDWARR
07/30/2021 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20210730-0102601

Prepared by:
RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115683

Return to:
CLOSETRAK
6225 Quintard St. #101
Arlington, TN 38002

WARRANTY DEED

JONATHAN RHYNE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Daly Martin
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2021.

NOTARY PUBLIC

My commission expires: 9/21/24

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Burkett Homes Inc P.O. Box 2282 Hendersonville, TN 37075	Same address as new owner Burkett Homes Inc P.O. Box 2282 Hendersonville, TN 37075	072-15-0-165.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Thousand and 00/100 Dollars ($270,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARSHA BAILEY, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BURKETT HOMES INC**, a ** ** Tennessee Corporation hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Porter Road Subdivision, as of record in Book 843, page 38, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Billy R. Bailey and wife, Marsha Bailey, tenants by the entirety, from Billy R. Bailey, individually, by Quitclaim Deed dated January 31, 2011 and recorded February 2, 2011 in Instrument #20110202-0009139, said Register's Office. Also being the same property title to which vested in Marsha Bailey upon the death of her husband, Billy R. Bailey, by reason of their tenancy by the entirety. (date of death 2/26/2015)

Being the same property conveyed to Billy R. Bailey, individual, from Marsha T. Bailey by Quitclaim Deed dated March 31, 2009 and recorded April 1, 2009 in Instrument #20090401-0029036, said Register's Office.

Being the same property conveyed to Billy R. Bailey and wife, Marsha T. Bailey from W. S. Witt and wife, Ollie G. Witt by Warranty Deed dated March 8, 1968 and recorded March 11, 1968 in Book 4218, page 346, said Register's Office.

The address of the herein described property is believed to be 1603 Porter Avenue, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 21st day of July, 2021.

Marsha Bailey

MARSHA BAILEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Marsha Bailey, 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.

WITNESS my hand and seal, this the 21st day of July, 2021.

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

Notary Public

Jonathan Rhyne

Printed Notary Name

My commission expires: 9/21/24

Certificate of Authenticity

I, Daly Montiel, 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 21, 2021.

Daly Montiel
Affiant Signature
07/21/2021

STATE OF TENNESSEE
COUNTY OF SHELBY

Sworn to and subscribed before me this 21st day of July, 2021.

Notary Public

My commission expires: 10-4-2021

ROSEMARIE FIORS
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMM. EXP. OCT. 04, 2021

PROPERTY DESCRIPTION

File No.: RF-21-22524

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