Karen Johnson Davidson County
Batch# 689074 DEEDWARR
08/02/2021 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,232.10
20210802-0103814

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1486

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrea Weatherman Kikkert and Jonatan Anthonie Kikkert, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert James Guerin and Catherine Leigh Guerin, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 317, together with the appurtenant interest in the common elements of Burton Hills, Village of Boxmere, Phase I, a horizontal property regime established by Master Deed in Book 6666, Page 749, amended in Book 6824, Page 308, Book 6908, Page 738, Book 6911, Page 831, Book 6921, Page 226, and Instrument 201004010024317, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the First Amendment to Master Deed of record in Book 6824, Page 308, said Register's Office, and being located upon Tract 7 on the Revised Plan of Burton Hills of record in Book 6250, Page 649, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Andrea D. Weatherman, an unmarried woman by Warranty deed from Carol Suzuki, unmarried of record in Instrument No. 20130412-0036636 Register's Office for Davidson County, Tennessee, dated April 09, 2013 and recorded on April 12, 2013.

Being the same property conveyed to Andrea Weatherman Kikkert and Jonatan Anthonie Kikkert, wife and husband by Quitclaim deed from Andrea D. Weatherman, AKA Andrea Weatherman Kikkert, married of record in Instrument No. 20180131-0009968 Register's Office for Davidson County, Tennessee, dated January 19, 2018 and recorded on January 31, 2018

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 317 Boxmere Place, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of July, 2021.

Andrea Weatherman Kikkert

Andrea Weatherman Kikkert

Jonatan Anthonie Kikkert

Jonatan Anthonie Kikkert

State of Virginia
County of Albemarle

On this 27th day of July, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Andrea Weatherman Kikkert and Jonatan Anthonie Kikkert, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Samantha Slough

Notary Public

My Commission Expires: December 31st, 2024

SAMANTHA ROSE SLOUGH NOTARY PUBLIC REG # 7882551 COMMISSION EXPIRES 12/31/2024 COMMONWEALTH OF VIRGINIA

State of TN
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 333,000.00.**

Kelly Gloyle

Affiant

Sworn and subscribed before me on this the 27th day of July, 2021.

Kemberly Powell

Notary Public

My Commission Expires: 4/23/25

KEMBERLY POWELL STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Robert James Guerin	Robert James Guerin	**131-06-0E-317.00**
317 Boxmere Place	317 Boxmere Place	
Nashville, TN 37215	Nashville TN 37215	

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 7/29/2021 (date of document).

Affiant Signature

7/29/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 29th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY