Karen Johnson Davidson County
Batch# 692747 DEEDWARR
08/09/2021 09:37:20 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20210809-0106674

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20215270

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$975,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 28th day of July, 2021.

KAREM FROMETA
MY COMMISSION # HH 148497
EXPIRES: July 19, 2025
Bonded Thru Notary Public Underwriters

Notary Public
My Commission Expires: 7/19/25

WARRANTY DEED

THIS INDENTURE, made this 28th day of July, 2021, among:

T. ROBERT BULLOCH, DELEGATE TRUSTEE OF THE LYNN A. VENRICK REVOCABLE TRUST OF 2012 DATED FEBRUARY 9, 2012

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

BARBARA BURNS AND GREGORY BURNS

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. 103 together with the appurtenant interest in the common elements of The Whitney horizontal property regime established by Master Deed and Bylaws of record in Instrument No. 20060921- 0117371, Register's Office, Davidson County, Tennessee; amended By First Amendment to Master Deed of record in Instrument No. 20061009-0125107, said Register's Office; amended by Second Amendment to Master Deed of record in Instrument No. 20070601-0065028, said Register's Office; said Unit being depicted on the Condominium Site Plat attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of Consolidation Plat of Lots 20 and 21, Hillsboro View Development Company of record in Instrument No. 20061212-0153243, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark L. Venrick, and Lynn Venrick, husband and wife by Warranty deed from Edward W. Karrels, a married man of record in Instrument No. 20120125-0006945 Register's Office for Davidson County, Tennessee, dated January 20, 2012 and recorded on January 25, 2012.

Mark L. Venrick died on or about July 15, 2017, leaving Lynn Venrick as surviving tenant by the entirety.

Lynn Venrick died on or about October 7, 2019, leaving a Probate at Case No. 20P474, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

Being also known as 2411 Crestmoor Rd #103 Nashville, TN 37215

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

T. Robert Bulloch, Delegate Trustee of the Lynn A. Venrick Revocable Trust of 2012 dated February 9, 2012

BY:_____
T. Robert Bulloch, Delegation of Authority

State of FLORIDA
County of COLLIER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **T. Robert Bulloch**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the **Delegation of Authority** of **T. Robert Bulloch, Delegate Trustee of the Lynn A. Venrick Revocable Trust of 2012 dated February 9, 2012.**

Witness my hand and official seal this 28th day of July, 2021.

Notary Public
My Commission Expires: 7/19/2025

KAREM FROMETA
MY COMMISSION # HH 148497
EXPIRES: July 19, 2025
Bonded Thru Notary Public Underwriters

Owner Name & Property Address:

Name: Barbara Burns and Gregory Burns
Address: 2411 Crestmoor Rd #103
City, State, Zip: Nashville, TN 37215

Responsible Party For Taxes:

Name: New Owner
Address: _____
City, State, Zip: _____

Tax ID: 117-10-0B-006.00-CO