Karen Johnson Davidson County
Batch# 694200 DEEDWARR
08/10/2021 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20210810-0107986

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN HINTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sandra Dew Gilbert	Churchill Mortgage Corporation	131-01-0D-080.00-000
(NAME) 5025 Hillsboro Pike	(NAME) 1749 Mallory Lane, Suite 100	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Michael Ryan Burns, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Sandra Dew Gilbert, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 80, also known as Apartment No. 12-D, on the Plan of Georgetown Condominium Apartments of record in Book 5200, page 4, Registers office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Michael Ryan Burns, unmarried, By Warranty Deed from Valerie R. Barr, and spouse James William Barr, Sr., and Leslie D. Yatteau and spouse Joe Yatteau dated March 29, 2010 recorded April 06, 2010, of record as Instrument No. 20100406-0025555 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 5025 Hillsboro Pike, Unit 12D, 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, her heirs and assigns forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 our hands this 6th day of August, 2021.

Michael Ryan Burns

STATE OF CT.

COUNTY OF Middlesex

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Michael Ryan Burns, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of August, 2021.

Notary Public

My Commission Expires: 11.30.25

(SEAL)

TAMMY LISA ALGAR
Notary Public
Connecticut
My Commission Expires Nov 30, 2025

Certificate of Authenticity

I, Jamika Jones, 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 8/6/2021.

Date

Jamika Jones

Affiant Signature

8/10/2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 10TH day of AUGUST, 2021.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY