Name and Address of New Owner:
Katja Hedding and Daryl Hedding
5309 Kentucky Avenue
Nashville, TN 37209

Karen Johnson Davidson County
Batch# 694409 DEEDWARR
08/11/2021 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,279.20
20210811-0108270

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 091-07-0-212.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jason Christopher Burke and Lauren Michelle Burke, f/k/a Lauren Michelle Hoffman, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Katja Hedding and Daryl Hedding, Wife and Husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1218, Block 183, on the Plan of Plan No. 1 West Nashville, of record in Plat Book 57, Page(s) 74 and 75, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1215 fronts 25 feet on the south side of Kentucky Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Lauren Michelle Hoffman, an unmarried person, by Warranty Deed from Regal Homes Co., a Tennessee Corporation, of record in Instrument No. 20150420-0035150 Register's Office for Davidson County, Tennessee, dated April 10, 2015 and recorded on April 20, 2015. (Value of consideration shown in aforementioned deed $364,900.00.)

Being also known as 5309 Kentucky Avenue, Nashville, Tennessee 37209.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of August, 2021.

_____(SEAL)
Jason Christopher Burke

_____(SEAL)
Lauren Michelle Burke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jason Christopher Burke and Lauren Michelle Burke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal this 10th day of August, 2021.

_____
Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $616,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

BECKY ELIZABETH BURCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Sworn to and subscribed before me this
10th day of August, 2021.

_____
Notary Public
My commission expires: 11-19-23

File No. 2021-1760

Tennessee Certification of Electronic Document

I, Sarah Lake, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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 August 10, 2021 (date of document).

Affiant Signature

8/10/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 10 day of August, 2021.

Becky Elizabeth Burch
Notary Signature

My Commission Expires: 11-19-23

