Send Tax Statements To:

New Owner

Name and Address of New Owner:
Esperance Barota
610 Bradburn Village Circle
Antioch, TN 37013

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map and Parcel 164 6 B 137CO

Karen Johnson Davidson County
Batch# 710946 DEEDWARR
09/07/2021 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20210907-0119582

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEE

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **MATTHEW A. BURDETTE, UNMARRIED MAN**, has this day bargained and sold and does hereby transfer and convey unto, **ESPERANCE BAROTA, A SINGLE WOMAN,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Land in Davidson County, being Unit No. 94, on the plan of The Townhomes of Bradburn Village, Phase Three, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20121109-0103798, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Matthew A. Burdette, Unmarried Man, by Warranty Deed from Gianfranco Trentin, dated July 27, 2018, appearing of record in Instrument Number 20180807-0077597, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all restrictions and easements of record, including Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060816-0101099; First Amendment to Declaration of record in Instrument No. 20070717-0084884; Amended and Restated Declaration of record in Instrument No. 20070817-0098536; Supplementary Declaration to amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20121109-0103798; Charter of record in Instrument No. 20060823-0103546; Right Of Way Easement of record in Book 3644, page 317, Book 3670, page 396, and Book 4579, page 913; TVA Transmission Line Easement of record in Book 5799, page 662; Grant of Transmission Line Easement of record in Instrument No. 20020909-0109148; Stormwater Detention Agreement of record in Instrument No. 20060608-0068199; Quitclaim Deed for Common Area of record in Instrument No. 20060823-0103545; Agreement Regarding Grant of Easement of record in Instrument No. 20070622-0074712; Corporate Conveyance of Easement of record in Instrument No. 20080807-0081447; Notice of Completion filed on March 16, 2015 and filed of record in Instrument Number 20150316-0022444; Easements, Covenants, Conditions and all Matters and Notes as shown on the Plan of record in Instrument Number 20121109-0103798; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **ESPERANCE BAROTA, A SINGLE WOMAN,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the 2021 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 24th day of August, 2021.

Matthew A. Burdette

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Matthew A. Burdette**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 24th day of August, 2021.

MOLLY L SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 1/18/22

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$220,000.00**, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 24th day of August, 2021.

NOTARY PUBLIC
My Commission Expires:

ANNA C NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
March 16, 2025

Hollingshead & Associates, PLLC
7000 Executive Center Dr #125
Brentwood, TN 37027
(615) 549-1933

~~1017~~
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Certificate of Authenticity

I, Kimberly Hollingshead, 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 8/24/21.

Kimberly Hollingshead, Esq.

8/24/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24th day of August, 2021.

Notary's Signature
My Commission Expires: _____

ANNA C NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
March 16, 2025