Karen Johnson Davidson County
Batch# 715037 DEEDWARR
09/13/2021 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20210913-0122555

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Marianne Coleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF September, 2021.

Jill L Swicegood
Notary Public

MY COMMISSION EXPIRES: 7/9/22
(AFFIX SEAL)

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Irick	New Owner	072100I00200CO
(NAME)	(NAME)	
1036 Burchwood Ave.		072100I00200CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Danette L. Reliford, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren Irick, a single woman,** 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 No. B, as shown in the Declaration of Covenants, Conditions and Restrictions for 1034 Burchwood Avenue Townhomes, of record in Instrument No. 20140813-0073037, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Danette L. Reliford, a single woman by Warranty deed from William Robert Kovacic and wife, Paola Kovacic of record in Instrument No. 20170623-0063535 Register's Office for Davidson County, Tennessee, dated June 21, 2017 and recorded on June 23, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the register's office located in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1036 Burchwood Ave Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and I do covenant with the said GRANTEE that we are 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 ourselves, 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.

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 136503I

Witness my hand this 2nd day of September, 2021.

Danette L. Reliford

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Danette L. Reliford**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of September, 2021.

Notary Public

My Commission Expires: 1-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 9/2/21.

Kimberly D Hicks
Affiant
Date: 9/2/21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 2nd day of September, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON