WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-14026-DS

Karen Johnson Davidson County
Batch# 738125 DEEDWARR
10/18/2021 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $969.40
20211018-0139399

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2021-09-92
Parcel ID: 052 01 0 096.00

| Address New Owner: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| Owen Burton<br>332 Harrington Avenue<br>Nashville, TN 37115 | New Owner | Map/Parcel<br>052 01 0 096.00 |

## GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David S. Thomas, an unmarried man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Owen Burton, an unmarried man** ("Grantee") all of right, title and interest in and to that certain real property known as 332 Harrington Avenue, Nashville, TN 37115 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 24, Block "A" on the Plan of Crittenden Estates Subdivision of record in Plat Book 974, Page 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to David Thomas, a single man, by Warranty Deed from Jose K. Hall and wife, Latonya K. Hall, of record in Instrument No. 20170718-0072217, in the Register's Office of Davidson County, Tennessee, dated July 17, 2017 and recorded on July 18, 2017.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 11th day of October, 2021.

David S. Thomas

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfullness, accuracy, or validity of that document.

STATE OF California
COUNTY OF Alameda

On this 11th day of October, 2021, before me personally appeared David S. Thomas, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of October, 2021.

Notary Signature
My commission expires: 12/01/2024

EMI JOHNSTON
COMM. #2338134
Notary Public - California
Alameda County
My Comm. Expires Dec. 1, 2024

## AFFIDAVIT OF VALUE

STATE OF )
COUNTY OF )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 $262,000.00, 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 13th day of October, 2021.

Notary Public
My commission expires: 5-7-2024

BRIA SAWYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

- **The text of a certification of an electronic document must be in the following form.**

**I,** Kirsten Virden**, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 10/13/2021 **(date of document).**

Kirsten Virden

**Affiant Signature**

**Date:** 10/13/2021

**State of** Tennessee

**County of** Davidson

**Sworn to and subscribed before me this** 13 **day of** October**,** 2021**.**

Rachel Marie Collins

**Notary Signature**

**MY COMMISSION EXPIRES:** 3.6.2024

**Notary's Seal (if on paper)**

