Karen Johnson Davidson County
Batch# 739660 DEEDWARR
10/19/2021 02:54:52 PM 2 pgs
Fees: $13.00 Taxes: $961.63
20211019-0140434

PREPARED BY (AND RETURN TO):
Wilkins & Ivey
Attorneys at Law
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 62137-A
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Peggy Nicole Anderson 5775 Brentwood Trace Brentwood, TN 37027	Guaranty Home Mortgage Corporation 10 Lea Avenue, Suite 800 Nashville, TN 37210

TAX MAP PARCEL NUMBERS: 160140B07500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$259,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Douglas F. Burns and Sara S. Burns, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Peggy Nicole Anderson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit 5775 of Brentwood Trace Condominiums, 2nd Revision, a horizontal property regime pursuant to the Tennessee Horizontal property Act, as shown on the Plan of record in Book 5200, page 261, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Douglas F. Burns and Sara S. Burns, husband and wife, by Warranty Deed from Rachel Kraushaar, a single woman, dated July 15, 2016 and recorded on July 18, 2016, of record in Inst. No. 20160718-0073602, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 261, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 5524, page 415, amended in Book 5545, page 510, Bylaws in Book 5524, page 424, amended in Book 5537, page 988, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Easement to Comcast of Nashville I, LLC, of record in Inst. No. 20181029-0106563, said Register's Office.

This is improved property, known as 5775 Brentwood Trace, Brentwood, TN 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of October, 2021.

Douglas F. Burns

Sara S. Burns

State of Tennessee

County of Davidson

On this 18th day of October, 2021, before me the undersigned authority, personally appeared Douglas F. Burns and Sara S. Burns, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $259,900.00.

Affiant

Sworn and subscribed before me this 18th day of October, 2021.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

My Commission Expires: _____

Notary