Karen Johnson Davidson County
Batch# 741573 DEEDWARR
10/22/2021 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20211022-0142095

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/15/25 (AFFIX SEAL)

HANNAH LEWIS NOTARY PUBLIC TENNESSEE My Comm Exp. 3/15/2025 COUNTY OF WILLIAMSON

BS-EXT-21-510

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brittany Oxford	New Owners	
(NAME)	(NAME)	
510 Hemstead Street		**091-10-0Z-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PEGGY C. BURKHALTER, TRUSTEE OF THE PEGGY C. BURKHALTER, REVOCABLE TRUST**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRITTANY OXFORD, A SINGLE WOMAN**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 510 Hemstead Street, A Horizontal Property Regime with Private Elements of record as Instrument No. 20200317-0029663, and being shown on Plat attached thereto as Exhibit "B", 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 Grady L. Jeffery, Jr. and wife, Angela D. Jeffery by Warranty deed from Larry C. Shaver and wife, Geraldine H. Shaver of record in Book 9713, page 68, Register's Office for Davidson County, Tennessee, dated June 26, 1995 and recorded on June 27, 1995.

Being the same property conveyed to Josh Terry, trustee of the 510 Hemstead Street Trust by Warranty deed from Grady L. Jeffrey and Angela D. Jeffrey, husband and wife of record in Instrument No. 20191125-0121324 Register's Office for Davidson County, Tennessee, dated November 22, 2019 and recorded on November 25, 2019.

Being the same property conveyed to Peggy C. Burkhalter, Revocable Trust by Warranty deed from Amanda Dean, Successor Trustee of the 510 Hemstead Street Trust of record in Instrument No. 20191127-0122840 Register's Office for Davidson County, Tennessee, dated November 26, 2019 and recorded on November 27, 2019.

Being also known as 510 Hemstead Street B Nashville, Tennessee 37209.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 45, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200317-0029663, Register's Office for Davidson County, Tennessee
- Charter of record in Instrument Number 20200325-0032156, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **510 Hemstead Street, Nashville, Tennessee 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 14th DAY OF OCTOBER, 2021.

Peggy C. Burkhalter, Revocable Trust

BY: _____, Trustee

Peggy C. Burkhalter
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PEGGY C. BURKHALTER, TRUSTEE of PEGGY C. BURKHALTER, REVOCABLE TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 14th of October, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **Joshua A. Terry**, 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 10-14-21.

Affiant Signature

10-14-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10-14-21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON