Name and Address of New Owner:
Alexandra Holland Burns and Adam James Burns
2934 Cherrybark Court
Nashville, TN 37076

Send Tax Bills To:

New owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 097 16 0B 012.00

Karen Johnson Davidson County
Batch# 752999 DEEDWARR
11/10/2021 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20211110-0150315

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robert Saunders and Emily Saunders, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alexandra Holland Burns and Adam James Burns, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Towering Oaks Phase 3 of record in Plat at Instrument No. 20170216-0015923, 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 Robert Saunders and Emily Saunders, Husband and Wife, by Warranty Deed from Grandview Building Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180417-0035908, in the Register's Office of Davidson County, Tennessee, Dated April 11, 2018 and recorded on April 17, 2018.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of October, 2021.

Robert Saunders by Deanne Nelson, Attorney-In-Fact (SEAL)
Robert Saunders,
by Deanne Nelson, Attorney-In-Fact

Emily Saunders by Deanne Nelson, Attorney-In-Fact (SEAL)
Emily Saunders,
by Deanne Nelson, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Deanne Nelson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged to be the attorney-in-fact for Robert Saunders and Emily Saudners and who further acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name as the attorney-in-fact for Robert Saunders and Emily Saunders.

Witness my hand and official seal on October 28, 2021.

My Commission Expires: 6.21.25 Notary Public

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 $480,000.00, 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 28th day of October, 2021.

Notary Public
My commission expires: 3/25/23
File No. 2021-3562

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

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 10/28/2021.

Kimberly D Hicks
Affiant
Date: 11/1/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 1 day of November, 2021

Notary Public

My Commission Expires: 3/25/23

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