THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,356,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF October, 2021 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Taber	New owner	MAP
6720 Burkitt Road		PARCEL 187-00-0-004.00
Antioch, TN 37013		
(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, **J.D. Souther**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy Taber and Tracy Taber, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract of land in the 2nd Civil District, Davidson County, Tennessee described as follows according to survey of MEG, INC. (James R. Stinson RLS No.1621) dated January 19, 1995.

Beginning at a metal fence post in the Northerly margin of Burkett Road, corner to property of Michael P. Thomas (Book 6856, page 416, Register's Office for Davidson County, Tennessee); Thence with the Northerly margin of Burkett Road North 86 degrees 51 minutes 53 seconds West 362.95 feet to an iron rod corner to Tract 1 of the above referenced survey; Thence North 03 degrees 08 minutes 07 seconds East 786.66 feet to an iron rod in the line of Charles W. Fann (Book 6436, page 457 Register's Office for Davidson County, Tennessee); Thence with Fann's line South 87 degrees 23 minutes 25 seconds East 197.12 feet to an iron rod; Thence continuing with Fann's line South 87 degrees 42 minutes 18 seconds East 352.13 feet to an iron rod in line of Billy R. Overstreet, et. ux (Book 5160, page 694, Register's Office for Davidson County, Tennessee); Thence with Overstreet's line South 03 degrees 04 minutes 00 seconds West 360.51 feet to a metal fence post corner to property of Michael P. Thomas (Book 6856, page 416, Register's Office for Davidson County, Tennessee); Thence with Thomas' line North 86 degrees 29 minutes 09 seconds West 186.68 feet to an iron rod; Thence continuing with the line of Thomas South 03 degrees 16 minutes 06 seconds West 434.36 feet to the point of beginning.

Being the same property conveyed to J.D. Souther by Warranty Deed from Donna J. Lewis of record in Instrument No. 20041025-0128303 Register's Office for Davidson County, Tennessee, dated October 20, 2004 and recorded on October 25, 2004.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **6720 Burkitt Road, Antioch, TN 37013.**

Karen Johnson Davidson County
Batch# 754122 DEEDWARR
11/12/2021 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $5,017.20
20211112-0151126

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand( ) this the 28th day of October, 2021.

~ JD Souther by DKW attorney in fact
J. D. Souther by Daniel Kris Wiatr, 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, the within named **Daniel Kris Wiatr** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **J. D. Souther**, as his Attorney in Fact, as the free act and deed of the within named **J. D. Souther**.

Witness my hand and official seal this the 28th day of October, 2021.

My Commission expires Jan 8, 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

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 10/28/21.

Affiant Signature

10/29/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/29/21.

Notary's Signature

My Commission Expires:

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