Karen Johnson Davidson County
Batch# 758413 DEEDWARR
11/19/2021 10:40:59 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20211119-0154122

THIS INSTRUMENT WAS PREPARED BY Mail to Bankers Title & Escrow Corporation 5107 Maryland Way, Suite 115 Brentwood, TN 37027	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$750,000.00**. Kathy Burris Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2021. Kim Murray Notary Public MY COMMISSION EXPIRES: 3/28/22 (AFFIX SEAL)

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Thomas Reuben Burnside and Elizabeth Floyd Burnside		
4108 Colorado Avenue	New Owner	103-04-0-397.00
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, /WE, **ALEXANDER KYLE TRENT, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS REUBEN BURNSIDE AND ELIZABETH FLOYD BURNSIDE, 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:

Land in Davidson County, Tennessee, being Westerly 50 feet of Lot No. 37 on the Plan of West End Annex of record in Plat Book 332, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 50 feet on the Northerly side of Colorado Avenue and runs back between parallel lines of 162.9 feet to a rear line measuring 50 feet thereon.

Being the same property conveyed to Alexander Kyle Trent by Warranty deed from Douglas L. Koppang, III, and Dorothy Clare Turner Koppang, husband and wife, and Douglas L. Koppang, Jr, and Faye J. Koppang, husband and wife of record in Instrument No. 20170508-0045292 Register's Office for Davidson County, Tennessee, dated May 05, 2017 and recorded on May 08, 2017.

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 ☒ IMPROVED property known as: **4108 Colorado Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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/our hand(s) this the 17th day of November, 2021.

Alexander Kyle Trent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alexander Kyle Trent** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17th day of November, 2021.

My Commission expires: 9/15/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY