THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-31237

Karen Johnson Davidson County
Batch# 761547 **DEEDWARR**
11/29/2021 10:53:03 AM 2 pgs
Fees: $13.00 Taxes: $2,090.50

20211129-0156988

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **565,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/26/25

(AFFIX SEAL)

MATTHEW CROWNING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JAN 26, 2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna Lee Rhea	owner	MAP 146-16-0-
5204 Trousdale Drive		PARCEL 184.00
Nashville, TN 37220		
(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, WE, **James H. Burnett, IV and wife, Kristin L. Burnett**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anna Lee Rhea, a single woman**

HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 925 and the Northerly part of Lot No. 927 on the Plan of Brentwood Hall, Section IX of record in Plat Book 2331, Page 92, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the Easterly margin of Trousdale Drive at the corner of Lots No. 912 and 925; thence with the line between said two lots Eastwardly 134.4 feet to the corner of Lot Nos. 914 and 925; Southeastwardly 143.6 feet to the corner of Lots Nos. 914, 916 and 925; thence with the line between said Lots Nos. 916 and 925, Southeastwardly 41.5 feet to the corner of Lots Nos. 916, 925 and 923; thence with the line between Lots Nos. 925, 927 and 963, Southeastwardly 39.1 feet to an iron pin which is 14.1 feet Southwest corner of the corner of said Lots Nos. 925 and 927; thence Westwardly 267.7 feet to the Easterly margin of said Trousdale Drive, being the corner of Lots Nos. 925 and 927; thence with the Easterly margin of said Drive, Northwardly 104.8 feet to the beginning.

Being the same property conveyed to James H. Burnett IV and wife, Kristin L. Burnett by Warranty deed from Wendy S. Martin, an unmarried woman of record in Instrument No. 20181101-0108166 Register's Office for Davidson County, Tennessee, dated October 30, 2018 and recorded on November 1, 2018.

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 IMPROVED property known as **5204 Trousdale Drive, Nashville, TN 37220.**

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 our hands this the 23rd day of November, 2021.

James H. Burnett IV
James H. Burnett, IV

Kristin L. Burnett
Kristin L. Burnett

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 **James H. Burnett, IV** 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 23rd day of November, 2021.

My Commission expires: 1-8-24

Notary Public

JAMES A. WALCHER DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

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 **Kristin L. Burnett** 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 she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 23rd day of November, 2021.

My Commission expires: 1-8-24

Notary Public

JAMES A. WALCHER DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC