Karen Johnson Davidson County
Batch# 768428 DEEDWARR
12/06/2021 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20211206-0161327

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Gina M. Claibourne &
5730 Stone Brook Drive
Brentwood, TN 37027

SEND TAX BILL TO:
Regions Bank dba Regions Mortgage
P.O. Box 200401
Florence, SC 29502-0401

MAP/PARCEL 160-14-0D-016.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Douglas F. Burns and Sara S. Burns, husband and wife , hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Gina M. Claibourne, an unmarried woman, hereafter called the GRANTEES,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 5730 in Brentwood Trace Condominiums Section Two, a Horizontal Property Regime located on Fox Ridge Drive and Stonebrook Drive, Brentwood, Davidson County, Tennessee as shown on the plat of Brentwood Trace Condominiums, Section Two recorded in Book 5200, Pages 376 and 377, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 5818, Page 915 said Register's Office to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Brentwood Trace Condominium Apartments, Section II contained in the Master Deed recorded in Book 5818, Page 915 and By-Laws recorded in Book 5818, Page 925 and amended in Book 5868, Page 709, Register's Office for Davidson County, Tennessee are incorporated in this deed by reference and made a part hereof the same as though copied herein

Being the same property conveyed to Douglas F. Burns and Sara S. Burns, husband and wife by Warranty deed from Darron Brent Osborne, an unmarried person of record in Instrument No. 20190507-0042623 Register's Office for Davidson County, Tennessee, dated May 3, 2019 and recorded on May 07, 2019.

This is improved property known as: **5730 Stone Brook Drive, Brentwood, Tennessee 37027.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized

and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES her heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 24th day of November, 2021.

WITNESS MY HAND on this the 24th day of November, 2021.

Douglas F. Burns

Sara S. Burns

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Douglas F. Burns, Sara S. Burns,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of November, 2021.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $295,000.00.

AFFIANT

Subscribed and sworn to before me this the 24th day of November, 2021.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No. 210805

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am 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 November 29, 2021

Affiant Signature

Date: 12-1-21

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 1st day of December, 20 21

Notary Signature

My commission expires

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024