Karen Johnson Davidson County
Batch# 768611 DEEDWARR
12/06/2021 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,885.63
20211206-0161620

This Instrument Prepared By:
CloseTRAK, LLC
6225 Quintard Street, Suite 101
Arlington, Tennessee 38002

WARRANTY DEED

THIS INDENTURE IS made and entered into this the 30th day of November, **2021,** by and between **BURKETT HOMES, INC., a Tennessee Corporation**, party of the first part, and JASMINE SWEET AND ALEX SWEET wife and husband, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the party of the second part the following described real estate, situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the East 38 feet of Lot No. 40 on the West 10 feet of Lot No. 41 in the A. J. Caldwell Subdivision of Lot No. 3 of N. H. Hobson's Subdivision as of record in Book 421, page 78, Register's Office for said County, and being lot No. 6 on the unrecorded re-subdivision of certain lots in said Subdivision as follows: Beginning at a point in the North margin of Dew Street, formerly Caldwell Street, 94 feet East of the East margin of South Tenth Street; thence East with Dew Street 48 feet to the corner of Lots 5 and 6 in said Re-Subdivision; thence North with the line between said lots, 150 feet to the South margin of an alley; thence West with said alley, 48 feet to the corner of Lots 6 and 7; thence South with the line between these lots, 150 feet to the beginning.

This being a part of the same property conveyed to the party of the first part by Warranty Deed of record at Instrument Number 20200612-0060486, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described real estate, together with all of the appurtenances and heridaments thereunto belonging or in any wise appertaining unto the party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

> 2022 Davidson County taxes, not yet due and payable, which the party of the second part assumes and agrees to pay; Subdivision Restrictions, Building Lines and Easements of record in **Plat Book 421, Page 178;** all in the Davidson County Register's Office of Davidson County, Tennessee.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

BURKETT HOMES, INC.

By: _____
Ronald E. Burkett, President

STATE OF TENNESSEE
COUNTY OF } SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronald E. Burkett**, to me known (or proved to me on the basis of satisfactory evidence to be) and who, upon oath, acknowledged himself/herself to be the **President** of **Burkett Homes, Inc.**, the within named bargainer, a corporation, and that he/she, as such **President**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as such **President**.

WITNESS my hand and Notarial Seal at office this 30th day of November, 2021.

_____
Notary Public
My commission expires: 10-5-2025

ROSEMARIE FIERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FAYETTE
MY COMM. EXP. OCT. 05, 2025

STATE OF TENNESSEE
COUNTY OF Sumner

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $779,900.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the 30 day of Dec. 2021

_____
Notary Public

My commission expires: 4/23/2025

Crystal Johnson
State of Tennessee Notary Public
Sumner County

Owner and Property Address:
1005 Dew Street
Nashville, Tennessee 37206

Mail Tax Bills to:
Gardner Financial Services LTD, dba Legacy Mutual Mortgage
3503 Paesanos Pkwy
San Antonio, TX 78231

Tax ID Number: 093-04-0-086

Return To:

202112060161620

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 11/30/2021 (date of document).

Affiant Signature

12/2/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 2 day of Dec., 2021.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

