Karen Johnson Davidson County
Batch# 774034 DEEDWARR
12/15/2021 10:30:44 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20211215-0165514

CARLA IKARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Taylor L Poe
Affiant

Subscribed and sworn to before me, this 14th day of December, 2021.

Notary Public

My commission expires: 1-3-23

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Delphine A. Burdick and James O Burdick, and Georgia Burdick	**Delphine A. Burdick and James O Burdick, and Georgia Burdick**	**181-00-0-163.00**
14184 Old Hickory Boulevard	**14184 Old Hickory Boulevard**	
Antioch, TN 37013-4504	**Antioch, TN 37013-4504**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

John Thomas Riboloff aka John Riboloff, unmarried man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Delphine A. Burdick and James O Burdick, wife and husband and Georgia Burdick, an unmarried woman, as tenants in common with rights of survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being described as follows:

BEGINNING at an iron pin on the Northerly margin of Old Hickory Boulevard said iron pin being 2101.03 as measured Southeastwardly, along the Northerly margin of said road from the Southwest corner of the E.M. Baker property of record in Deed Book 596 Page 576, Register's Office for said County: thence leaving the Northerly margin of the aforesaid Old Hickory Boulevard North 2 degree 13 minutes 10 seconds East 964.66 feet to an iron pin, said iron pin being in the line of the Ruth P. Stevens property of record in Deed Book 1555, Page 8, Register's Office for said Davidson County, Tennessee. And also being in a fence line; thence with Steven's line and said fence following 3 calls: South 84 degrees 29 minutes 38 seconds East 121.10 feet to an iron pin; thence North 1 degree 44 minutes 27 seconds West 114.51 feet to an iron pin; thence South 84 degree 10 minutes 53 seconds East 122.30 feet to an iron pin, said iron pin

being the Northeast corner of this tract; thence leaving Stevens' line and fence South 3 degree 07 minutes 50 seconds West 202.25 feet to a point; Thence South 12 degree 09 minutes 54 seconds West 302.76 feet to a point; thence 3 degree 37 minutes 23 seconds West 584.67 feet, thence with the margin of Old Hickory Boulevard North 81 degree 48 minutes 50 seconds West 199.78 feet to the point of beginning Containing 5.33 Acres, more or less.

Being the same property conveyed to John Riboloff, married by Warranty deed from Charles Rex McNeill and wife, Sandra Kay McNeil of record in Book 11622, page 513, Register's Office for Davidson County, Tennessee, dated August 11, 1999 and recorded on August 17, 1999. (Value or consideration shown in aforementioned deed $219,000.00.) Being also known as 14184 Old Hickory Boulevard Antioch, Tennessee 370134504.

This is improved property known as **14184 Old Hickory Boulevard, Antioch, TN 37013-4504.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of December, 2021.

John Riboloff by Linda Riboloff Attorney in fact

John Riboloff by Linda Riboloff
Attorney in fact

STATE OF TENNESSEE,
COUNTY OF Davidson

Before me, the undersigned Notary Public personally appeared **Linda Riboloff**, who is known to me or proved to me on the basis of satisfactory evidence, and who executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Attorney-in-Fact for **John Riboloff** and being authorized to do so, did execute this instrument on his behalf. Witness my hand and official seal this 14th day of December, 2021.

Notary Public
My Commission Expires: 1-3-23

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY