WARRANTY DEED

Karen Johnson Davidson County
Batch# 774249 DEEDWARR
12/15/2021 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20211215-0165799

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2021

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

TORI COLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Teneice Kirby Justin A. McEwen	American Pacific Mortgage Corp.	136-15-0A-029.00
(NAME)	(NAME)	
3405 Old Anderson Rd, 109	3000 Lava Ridge Ct., Ste. 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Roseville, CA 95661	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sharon Ann Burke, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Teneice R. Kirby, an unmarried woman and Justin A. McEwen, an unmarried man, as joint tenants with right of survivorship,** 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 Unit No. 109, Lot 29, on the plan of Watercrest Townhomes, shown on plat described in Plat Book 8250, Page 888, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Sharon Ann Burke from Charles Ray Hilt and wife, Angela Hilt by Warranty Deed on August 18, 2017, of record in Instrument Number 20170828-0088038, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of record in Plat Book 8250, Page 888, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s)

unimproved ☐

This is improved ☑ property, known as 3405 Old Anderson Rd, 109, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 hands this 10th day of December, 2021.

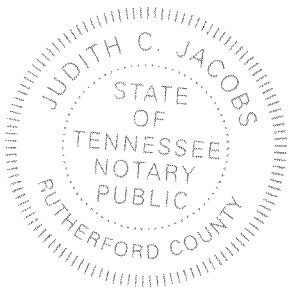
Sharon Ann Burke

State of TN
County of Davidson

Personally appeared before me Sharon Ann Burke, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of December, 2021.

Notary Public Judith C. Jacobs
My Commission Expires: 9-16-23



File No.: 202110024

Certificate of Authenticity

I, Tori Cole, 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 December 13, 2021.

Tori Cole

Affiant Signature

Date: 12/13/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this December 13, 2021.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

