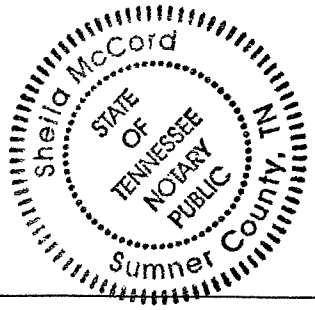
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF Sept, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/11/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth A. Burke II	Kenneth A. Burke II	136150B04600CO
(NAME) 3401 Anderson Road, Unit 46	(NAME) 3401 Anderson Road, Unit 46	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Jeannette Porter, a single woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kenneth A. Burke II, and Chenae S. Burke, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 46 (Erroneously referred to as Lot No. 46 in prior deed) on the plan of A Horizontal Property Regime (Private Element) Phase 2 Smith Springs Town homes of record in Instrument #20000828-0084429, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeannette Porter, a single woman by Warranty Deed from Kenya Grant, a single woman, dated 12/02/2016 and recorded 12/07/2016, of record in Instrument 201612070128507, Register's Office for Davidson County, Tennessee. Property further conveyed to Jeannette Porter and Dana Porter-Moore by Quitclaim Deed from Jeannette Porter, a single woman, dated 12/10/2016 and recorded 12/19/2016, of record in Instrument 201612190133263, Register's Office for Davidson County, Tennessee. The said Dana Porter-Moore died intestate on 03/18/2021 vesting property to her husband, John Moore, as evidenced by an Affidavit of Heirship filed for record at Instrument Number 202112220169185, said Register's Office. Further, being the same property conveyed to Jeanette Porter by Quitclaim Deed from John Thomas, a single man, filed for record at Instrument Number 202112220169186, said Register's Office.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Instrument 200008280084429, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 11666, Page 151, Instrument 200107300080392, Register's Office for Davidson County, Tennessee; Easement including terms and conditions thereof as recorded in Book 11540, Page 482, Register's Office for Davidson County, Tennessee; Charter of record in Book 11666, Page 149, Register's Office for Davidson County, Tennessee; Quitclaim to HOA of record in Instrument 200001110003643, Register's Office for Davidson County, Tennessee; Articles of Amendment to the Articles of Organization of McEwen Development, LLC n/k/a Regent Development, LLC, of

Karen Johnson Davidson County
Batch# 778465 DEEDWARR
12/22/2021 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20211222-0169187

record in Instrument 200003160026959, Register's Office for Davidson County, Tennessee; Conveyance of Common Areas, Phase Two, Smith Springs Townshomes of record in Instrument 200108100086561, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3401 Anderson Road, Unit 46, 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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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(S), his/her/their 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.

Effective the 14 day of September 2021.

Jeannette Porter

State of California
County of Riverside

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeannette Porter, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that ~~he/she/they~~ executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of September, 2021.

M. Santizo

Notary Public:
My Commission Expires: 02/24/2025

M. SANTIZO
COMM. #2348658
Notary Public - California
RIVERSIDE COUNTY
My Comm. Exp. Feb. 24, 2025

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202112220169187

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 9-14-21.

Tracey Trumphour
Affiant
Date: 9-14-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 14 day of September, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY