Karen Johnson Davidson County
Batch# 785824 DEEDWARR
01/10/2022 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220110-0002600

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2021-2066

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THOUSAND AND 00/100 DOLLARS ($400,000.00) cash in hand paid, the receipt of which is hereby acknowledged, DANNY JOE BURNS, ADMINISTRATOR C.T.A. OF ESTATE OF DOROTHY BURNS ("the Grantor") have this day bargained and sold, and by these presents do transfer and convey unto THE MCCULLOUGH HOUSE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, its successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

> Land in Davidson County, State of Tennessee, being Lot No.81, Section 1, of The Charlotte Park Subdivision, as shown on plat of record in Book 2663, Pages 2-6, Davidson County, State of Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Joe Burns and wife, Dorothy J. Burns, by Warranty Deed from Alex A. Gonski and wife, Lillian L. Gonski, dated February 14, 1969, of record in Book 4311, Page 533, in the Register's Office of Davidson County, Tennessee. Also being the same property which title vested in Dorothy J. Burns, up on the death of her husband, Joe Burns, deceased, by reason of tenancy by entirety. Also being the same property devised to Danny Joe Burns, Donald Gene Burns and David Michael Burns, by the Last Will and Testament of Dorothy J. Burns, deceased. Said Will was filed for Probate on July 29, 2021 in Case Number 21P1548, in the Office of the County Court Clerk for Davidson County, Tennessee. See also Order Granting Amended Motion to Approve Contract to Sell Real Property and to Authorize Administrator C.T.A. to Convey Title, Authorizing Danny Joe Burns, Adminstrator, to sell subject property, filed December 17, 2021, of record in Docket Number 2191548 in the Office of the County Court Clerk for Davidson County, Tennessee.
>
> This conveyance is made subject to the following:
>
> 1. Subject to the right-of-way of American Road.
>
> 2. Subject to all matters as shown on plat of record in Book 2663, Page 2-6, Charlotte Park Subdivision, Section 1, Lot 81, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2021 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 30th day of December, 2021.

ESTATE OF DOROTHY BURNS
By: Danny Joe Burns
DANNY JOE BURNS, Administrator C.T.A

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 30th day of December, 2021, before me personally appeared DANNY JOE BURNS, Administrator C.T.A of ESTATE OF DOROTHY BURNS, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 30th day of December, 2021.

NOTARY PUBLIC

JOSEPH M. BARRETT STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 04-23-2025 DICKSON COUNTY

My commission expires: APRIL 23, 2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 30th day of December, 2021.

Carmen Coats
NOTARY PUBLIC

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-05-2024

My commission expires:

****

Map & Parcel No: 090 058.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
THE MCCULLOUGH HOUSE, LLC
4117 KIMBARK DRIVE
NASHVILLE, TN 37215

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 01/03/2022 ____ (date of document).

Affiant Signature

01/03/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of January, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025