Karen Johnson Davidson County
Batch# 790052 DEEDWARR
01/13/2022 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220113-0005357

TAYLOR HUBBARD TENNESSEE NOTARY PUBLIC My Comm Exp. 10/26/25 COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $415,000.00 Affiant Subscribed and sworn to before me, this 29th day of December, 2021. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kyle Tyler Perry Burton and Sarah Kathryn Burton	**New Owner**	**087-02-0-081.00**
4516 Raccoon Trail		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Chieu Tran, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kyle Tyler Perry Burton and Sarah Kathryn Burton, husband and wife

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 Lot No. 108 on the Plan of New Hope Meadows, Phase II of record in Plat Book 6900, Page 724, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chieu Tran, by Substitute Trustee's Deed, from Shapiro & Kirsch, LLP as Substitute Trustee, of record in Instrument No. 201411404-0101796, dated October 16, 2014, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 6900, Page 724, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 7557, Page 377, amended in Book 7567, Page 103, Book 7688, Page 804, Book 7688, Page 808, Book 7934, Page 796, Instrument No. 20030106-0001976, Instrument No. 20211122-0154918 and Instrument No. 20211122-0154919, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 7557, Page 356, amended in Book 7567, Page 106 and Instrument No. 20030106-0001977, Register's Office for Davidson County, Tennessee.
Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20080227-0019161, in the Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Book 7525, Page 935, in the Register's Office for Davidson County, Tennessee.
Sewer Easements of record in Book 7079, Page 196 and Book 7083, Page 435, in the Register's Office for Davidson County, Tennessee.

Sewer Easements (Wilson Co.) of record in Book 402, Page 287 and Book 402, Page 418, in the Register's Office for Wilson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4516 Raccoon Trail, Hermitage, TN 37076

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 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.

Thuy Kim Dao, wife of Chieu Tran, joins in this conveyance for the purpose of conveying any and all interest she may have in this property by virtue of her marriage.

Witness my/our hand(s) this 29th day of December, 2021

Chieu Tran

Thuy Kim Dao

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Chieu Tran and wife, Thuy Kim Dao, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

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Witness my hand, at office, this 29th day of December, 2021.

Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: **21-916**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, A. Scott Hubbard, 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 December 29, 2021.

Date

A. Scott Hubbard

Affiant Signature

12-29-21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of December, 2021.

Taylor Hubbard

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

TAYLOR HUBBARD
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/26/25
COUNTY OF WILLIAMSON