THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 792360 DEEDWARR
01/18/2022 02:12:19 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20220118-0006913

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$250,000.00**

Subscribed and sworn to before me this 10th day of January, 2022.

Notary Public **Affiant**

My Commission Expires: STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN 2 2023

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Matthew L. Burnett and Martha Burnett 405 Two Mile Pike, Unit B Goodlettsville, TN 37072	Same	026-05-0A-002.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **MARY F. BIRTHRIGHT,** has this day bargained and sold, and does hereby transfer and convey unto the said **MATTHEW L. BURNETT and MARTHA BURNETT, HUSBAND AND WIFE,** the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 2, on the Horizontal Property Regime for Colonial Square, as recorded in the Master Deed of record in Instrument No. 20120215-0013135, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to TWO MILE PROPERTIES, LLC, by deed from NANCY G. SMITH, of record in Instrument No. 20161205-0127600, dated December 1, 2016, said Register's Office. The same property being further conveyed to Mary F. Birthright by Quitclaim Deed from Two Mile Properties, LLC and Thomas L. Cunningham III, of record in Instrument No. 20180118-0005272, said Register's Office. The said Thomas L. Cunningham, III and Mary F. Birthright being the only members of Two Mile Properties, LLC.

Being further the same property conveyed to Mary F. Birthright and Donya Shea King, joint tenants with the right of survivorship, by Quitclaim Deed from Mary F. Birthright dated June 8, 2018 of record in Instrument No. 20180612-0056228, said Register's Office.

The same property being further conveyed to Mary F. Birthright by Quitclaim Deed from Mary F. Birthright and Donya Shea King, dated January 3rd, 2022 of record in Instrument No. 20220118-0006912, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 10th day of January, 2022.

Mary F. Birthright

MARY F. BIRTHRIGHT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **MARY F. BIRTHRIGHT**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 12 day of January, 2022.

D F Park

NOTARY PUBLIC

My Commission Expires: 1/25/22

