Karen Johnson Davidson County
Batch# 796508 DEEDWARR
01/28/2022 08:51:30 AM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20220128-0010236

Name and Address of New Owner:
Tyler T. Burke and Kelsey B. Burke
3559 COLEMAN HILL RD.
ROCKVALE, TN 37153

Send Tax Statements To:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-21122709

Map and Parcel: 119 08 0 035.00

WARRANTY DEED

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, **Charles Hagar and wife, Ann Hagar**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Tyler T. Burke and Kelsey B. Burke**, 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. 42 on the Map of Section Two, Glenncliff Estates, as of record in Book 1130, page 77 and 78, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Graymont Drive at the common corners of Lots Nos. 42 and 43; thence easterly along said drive, 205.2 feet to a concrete monument at the beginning of a curve; thence around said curve, having a radius of 25 feet, a distance of 38.8 feet to a concrete monument in the westerly margin of said unnamed street 300 feet to the northeast corner of said lot, of said unnamed street 300 feet to the northeast corner of said lot; thence along the northerly ilne of said lot, southwesterly 185.3 feet to the common corners of Lots No. 42 and 43; thence southerly with the line between said lots 169.1 feet to the beginning.

Being the same property conveyed to Charles Hagar & wife Ann Hagar by Warranty Deed filed for record on November 17, 1977 in Book 5223, page 721, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per plat of record in Book 1130, page 77 and page 78, said Register's Office.

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.

This is improved property known as: 729 Greymont Drive, Nashville, TN 37217

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 assigns, 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 our hand this 14th day of January, 2022.

Charles Hagar

Charles Hagar

Ann Hagar

Ann Hagar

BY: Pamela Edene Hiland, Attorney-in-Fact

Pamela Edene Hiland, Attorney-in-Fact

State of Tennessee

County of Davidson

Personally appeared before me, Pamela Edene Hiland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained; and the said, Pamela Edene Hiland, to me known to be the person who executed the foregoing instrument on behalf of Lydia A. Hagar, aka Lydia Ann Hagar, acknowledged that she executed the same as the free act and deed of said Lydia A. Hagar, aka Lydia Ann Hagar, and for the purposes therein contained by virtue of a Power of Attorney, duly executed by the said Lydia Ann Hagar, aka Lydia A. Hagar, and appearing of record in Instrument No. 202201280010235, in the Register's Office of Davidson County, Tennessee.

Witness my hand and seal this 14th of January, 2022.

Notary Public

My Commission Expires: 2/20/2023

LYDIA E. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $400,000.00.

Tyler Buster

Affiant Signature

Subscribed and sworn to before me, this 14th day of January, 2022.

KEVIN N ROGERS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Kevin N. Rogers

Notary Public

My Commission Expires: 03/15/2022

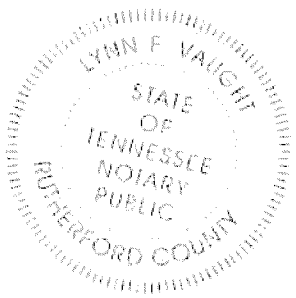
State of Tennessee

County of Davidson

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

Witness my hand and seal this 14th day of January, 2022..

Notary Public
My Commission Expires: 2/20/2023



Tennessee Certification of Electronic Document

I, Lynn Vaught, 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 1/14/22 (date of document).

L Vaught
Affiant Signature

1/21/22
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21 day of January, 2022

Jessica L Tolley
Notary Signature

My Commission Expires: 11/20/2022

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY