Karen Johnson Davidson County
Batch# 814517 DEEDWARR
03/03/2022 07:23:30 AM 4 pgs
Fees: $23.00 Taxes: $2,960.00
20220303-0024000

WARRANTY DEED

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5-25-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
R. Houston Akin, Mockingbird Title & Escrow Services, LLC, 625 Main Street, Suite 204, Nashville, TN 37206

File No.: 22-1-0153-HA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Erin Burckle	new owner	081-08-4W-002.00 CO
(NAME)	(NAME)	
1723A 5th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Thousand And No/100 Dollars ($800,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, EXCEL REAL ESTATE & DEVELOPMENT CO., HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERIN BURCKLE, A SINGLE WOMAN, HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No. A, on the plan of 1723 5th Avenue Townhomes, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of 1723 5th Avenue Townhomes, A Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190103-0000722, Register's Office for

Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to DWAYNE L. BELL AND WIFE, BEVERLY W. BELL, by deed from HENRY G. CISNEROS, SECRETARY OF HOUSING AND URBAND DEVELOPMENT, OF WASHINGTON, D.C., of record in Book 9277, Page 421, dated March 10, 1994, said Register's Office.

Being a portion of the same property conveyed to LUCI MAI BUCHANAN, by quitclaim deed from DWAYNE L. BELL AND WIFE, BEVERLY W. BELL, MARRIED PERSONS, of record in Book 9734, Page 955, dated April 27, 1995, said Register's Office.

Being a portion of the same property conveyed to EXCEL BUILDERS OF TENNESSEE, by quitclaim deed from LUCI M. BUCHANAN, of record in Instrument No. 20041015-0124389, dated October 10, 2004, said Register's Office.

Being a portion of the same property conveyed to DWAYNE L. BELL SR., AND WIFE, BEVERLY W. BELL, by quitclaim deed from EXCEL BUILDERS OF TENNESSEE, of record in Instrument No. 20070723-0086979, dated July 20, 2007, said Register's Office.

Being a portion of the same property conveyed to EXCEL BUILDERS OF TENNESSEE, by quitclaim deed from DWAYNE L. BELL SR., AND WIFE, BEVERLY W. BELL, HUSBAND AND WIFE, of record in Instrument No. 20190415-0034322, dated April 10, 2019, said Register's Office

Being a portion of the same property conveyed to EXCEL REAL ESTATE & DEVELOPMENT, by deed from EXCEL BUILDERS OF TENNESSEE, of record in Instrument No. 20191001-0099791, dated September 25, 2019, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1723A 5th Avenue North, Nashville, TN 37208
(House No.) (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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 hands this 18TH day of FEBRUARY, 2022.

EXCEL REAL ESTATE & DEVELOPMENT CO.

BY: _____
DWAYNE L. BELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of February, 2022, before me, appeared Dwayne L. Bell, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President/Owner of Excel Real Estate & Development Co., and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said Dwayne L. Bell, acknowledged said instrument to be the free act and deed of said corporation.

WITNESS my hand and seal at office the day and year above written.

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public: _____

My Commission Expires: 9/6/22

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 02/21/2022 ____ (date of document).

Affiant Signature

02/21/2022
Date

State of TN

County of DAVIDSON

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

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025