Karen Johnson Davidson County
Batch# 816967 DEEDWARR
03/07/2022 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20220307-0025893

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Edie Sutherland
Affiant

Subscribed and sworn to before me, this 18th day of February, 2022.

Brenda Huntsman
Notary Public:
My Commission Expires: 10/15/22

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Jeannette Hirschy 2000 Mallory Lane Suite 130-83 Franklin, TN 37067	New Owner 2000 Mallory Lane Suite 130-83 Franklin, TN 37067	108-16-0-061.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michele Burks, a married woman**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Jeannette Hirschy, a married woman,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot 50A as shown on the map entitled Percy Priest Woods, Section II, Zone Lots Nos. 49, 50, and 51, of record in Plat Book 6250, page 261 (amending Plat Book 5800, Page 259), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Michele Burks, a married woman, by Warranty Deed from Joseph T. Gore and Jennie E. Gore, husband and wife, dated 3/14/2019 and recorded 3/17/2019 in Instrument Number 20190319-0024835, Register's Office for Davidson County, Tennessee.

The above-referenced parcel is not now, nor has it ever been, the primary residence of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Property taxes for the year 2022; a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying the prorate share thereof to Grantees who will be responsible for payment of said taxes.

Subject to Restrictive Covenants of record in Book 5984, Page 865; amended in Book 6020, Page 270; Book 6093, Page 392, Book 6353, Page 307 and Book 6560, Page 667, Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all other matters shown on plat of record in Plat Book 6250, Page 261 (which amends Plat Book 5800, Page 259), Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (X) improved (____) unimproved property, known as: 1409 Timber Valley Drive, Nashville, TN 37214

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(s), his/her/their assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 my/our hand(s) this the 18th day of February, 2022.

Michele Burks by Devon J. Sutherland, her Attorney in Fact

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Devon J. Sutherland in his capacity as Attorney in Fact for Michele Burks, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of February, 2022.

Commission Expires: 10/15/22

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public:

Certificate of Authenticity

I, Brenda Huntsman, 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 2/18/22.

Date

Brenda Huntsman

Affiant Signature

2/25/22

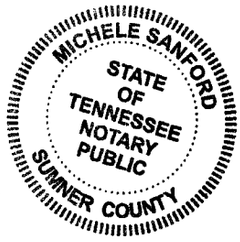
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 25th day of February, 2022.

Notary's Signature



My Commission Expires: 7/2/2024

Date

Notary's Seal (if on paper)