WARRANTY DEED

Karen Johnson Davidson County
Batch# 817145 DEEDWARR
03/08/2022 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220308-0026111

File #22-KA-5040-FC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Caprice Michele Craig	**Same as New Owner**	
(NAME)	(NAME)	
5040 Marchant Drive		**147-09-0-061**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALLEN LANE BURCH, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAPRICE MICHELE CRAIG, A SINGLE PERSON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 95 on the Plan of Crievewood, as of record in Book 2331, Page 99, Register's Office for said County, described as follows:

Beginning on the Easterly margin of Marchant Drive at the corner of lots Nos. 94 and 95; thence with the line between said two lots Eastwardly 218 feet; thence Northwestwardly 183.6 feet to the Southerly margin of Barrywood Drive; thence with same Westwardly 138 feet to the beginning of a curve; thence around said curve with a radius of 25 feet Southwestwardly 39.27 feet to the Easterly margin of Marchant Drive; thence with same Southwardly 108 feet to the beginning.

Being the same property to James O. McClintock, Jr. and wife, Gloria T. McClintock by Warranty Deed from Claude J. Arnold and wife, Gwendolyn Arnold, of record in Book 4064, Page 914, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James O. McClintock, Jr. by Quitclaim Deed from Gloria T. McClintock, former wife of James O. McClintock, Jr., of record in Book 5005, Page 624, in the Register's Office for Davidson County, Tennessee.

The said James O. McClintock, Jr. having since died in 1990, his Last Will and Testament of record in Will Book 171, Page 696, in the Register's Office for Davidson County, Tennessee, devised said property to his son, James Darin McClintock (as to a 60% interest) and to Annette E. Cooper (as to a 40% interest).

Further being the same property conveyed to Annette E. Cooper, a 60% interest, by Warranty Deed from James Darin McClintock (unmarried) of record in Book 8407, Page 744, of record in the Register's Office for Davidson County, Tennessee.

The said Annette E. Cooper (also known as Annette Cooper Burch) having since died on July 08, 2019, devising said property to her husband, Allen Lane Burch, pursuant to the Last Will and Testament of Annette Cooper Burch, of record in Case No. P10885, in the Chancery Court for Williamson County, Tennessee.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* Plan of record in Plat Book 2331, Page 99, Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **5040 Marchant Drive, Nashville, TN 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 23rd day of February, 2022.

Allen Lane Burch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of February, 2022, before me personally appeared Allen Lane Burch, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of February, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Kaz Arbogast,** 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 this the 23rd day of February, 2022.

Affiant Signature
Date 02/23/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23rd day of February, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024