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



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$375,000.00**

Subscribed and sworn to before me this 3rd day of March, 2022.

Notary Public **Affiant**
My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
John Burie & Tiffany Burie **308 Fairbanks Road** **Goodlettsville, Tennessee 37072**	**Same as new owner.**	**033-11-0-011.00**

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 **DENNIS LIGGETT AND GLORIA AMOS, HUSBAND AND WIFE,** have this day bargained and sold, and do hereby transfer and convey unto the said **JOHN BURIE AND TIFFANY BURIE, 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 Lot(s) 26, as shown on the map entitled the plan of Blair Manor, of record in Plat Book 3300, page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DENNIS LIGGETT AND WIFE, YOLANDA LIGGETT, by deed from DERRICK SANDOVAL AND WIFE, MICHELLE D. SANDOVAL, of record in Instrument No. 20160504-0043976, dated April 29, 2016, said Register's Office.

Being further conveyed to DENNIS LIGGETT, by quitclaim deed from YOLANDA LIGGETT, of record in Instrument No. 20180208-0012574, dated February 7, 2018, said Register's Office.

The said Gloria Amos joins in this conveyance to convey any and all marital interest she has in said property.

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

Karen Johnson Davidson County
Batch# 822148 DEEDWARR
03/14/2022 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220314-0029562

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 our hands this 31st day of March, 2022.

DENNIS LIGGETT

GLORIA AMOS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Mary Birthright**, a Notary Public in and for said County and State, **DENNIS LIGGETT**, 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 31st day of March, 2022.

My Commission Expires: _____

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Mary Birthright**, a Notary Public in and for said County and State, **GLORIA AMOS**, 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 31st day of March, 2022.

My Commission Expires: _____

NOTARY PUBLIC

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 3/3/22 [DATE].

AFFIANT SIGNATURE

3/3/22

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 3 day of March, 2022.

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

