RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 822772 DEEDWARR
03/16/2022 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220316-0030260

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $350,000.00.

Affiant

Sworn to and subscribed before me this 2nd day of March, 2022.

Notary Public

My Commission Expires: 7-7-2025

(SEAL)
CHRISTINE SISSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Martha Cardenas Lopez and Blanca Edith Cardenas 423 Benita Dr Nashville, TN 37211	Martha Cardenas Lopez & Blanca Edith 423 Benita Dr. Nashville, TN 37211	133-12-0-019.00

This Indenture is made on the 11th day of March, 2022, by and between **SUE W. BURKE, UNMARRIED** ("Grantor"), and **MARTHA CARDENAS LOPEZ, A MARRIED WOMAN, AND BLANCA EDITH CARDENAS, AN UNMARRIED WOMAN** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Windsor Park Subdivision of record in Plat Book 3600, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dwayne Lynn Bullard and Sue Bullard Watson by Warranty deed from John Collett, unmarried of record in Book 6623, page 495, Register's Office for Davidson County, Tennessee, dated July 31, 1985 and recorded on August 06, 1985.

Being the same property conveyed to Sue Bullard Watson by Quitclaim deed from Dwayne Lynn Bullard of record in Book 8990, page 457, Register's Office for Davidson County, Tennessee, dated June 22, 1993 and recorded on June 23, 1993.

Being the same property conveyed to Real Security, Inc. by Quitclaim Deed from Sue Bullard Watson, now Sue W. Burke, and husband John W. Burke of record in Book 11408, page 497, Register's Office for Davidson County, Tennessee, dated March 08, 1999 and recorded on March 31, 1999 and within the same deed the said Real Security, Inc. conveyed his interest in the subject property to Sue W. Burke and husband John W. Burke.

The said John W. Burke having died on or about March 8, 2019, leaving Sue W. Burke as surviving tenant by the entirety. A copy of The Last Will and Testament of John W. Burke having been filed on June 29, 2021 in Instrument No. 20210629-0088099, aforementioned Register's Office.

This is improved property known as 423 Benita Dr, Nashville, TN 37211.

This conveyance is being made subject to:

1. Taxes for the year 2022, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 3600, Page 64, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 3251, Page 18 and Book 3792, Page 445, amended in Book 3816, Page 784, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6710 , Page 417 and Book 6369, Page 623, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 11th day of March, 2022.

GRANTOR:

Sue W. Burke

Sue W. Burke

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, SUE W. BURKE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of March, 2022.

Notary Public

My Commission Expires: 02/24/2024

LISA G. HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202203160030260

Tennessee Certification of Electronic Document

I, Keri Bates 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 March 4, 2022 (date of document).

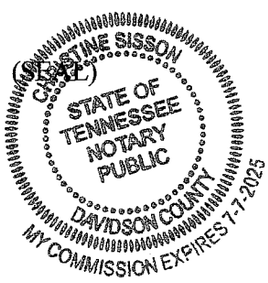
Keri Bates
Affiant Signature

March 4, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 of March, 2022.

(SEAL)



Notary's Signature
My Commission Expires: