Karen Johnson Davidson County
Batch# 823431 DEEDWARR
03/16/2022 03:08:57 PM 2 pgs
Fees: $13.00 Taxes: $2,072.00
20220316-0030875

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $560,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of March, 2022.

Notary Public:
My Commission Expires: 07/09/2024

DANA D. WORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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:
Respen Builders, Inc. [redacted] 3376 William Barley Dr Nashville, TN 37207	New Owner	072-13-0-396.00

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, **Devon J, Sutherland and Michele J. Burks and Craig Holmes**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Respen Builders, Inc.** [redacted] 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 part of Lot Nos. 1 and 2 in A.H. Robinson's Subdivision of part of Brownsville, as of record in Book 57, Page 1, Register's Office for said County, described according to a survey made September 8, 1934, by W.B. Southgate, Surveyor, as follows:

BEGINNING at a point on the northerly margin of Straightway Avenue, 150 feet east of the Gallatin Road, at an iron pin, the southeast corner of a 10-foot triangle conveyed to the Atlantic Ice & Coal Company, by deed from John Weis and wife, of record in Book 943, Page 621, said Register's Office; thence easterly along the northerly margin of said Avenue, 95 feet to an iron pin, the corner of a 10-foot alley; thence northerly, with the westerly margin of said alley, 109.5 feet to an iron pin; thence westerly parallel with Straightway Avenue, 78 feet to the northeast corner of a part of said property conveyed to H.G. Hill and Company, by deed from John Weis and wife, of record in Book 611, Page 323, said Register's Office; thence southerly, with said Hill and Company's easterly line parallel with the Gallatin Road 71.5 feet to the most northerly point in the above mentioned triangle; thence continuing southerly with the easterly line of said triangle, 42 feet to the beginning.

BEING the same property conveyed to Devon J. Sutherland and Michele J. Burks and Craig Holmes, by Warranty Deed from Cumberland Division Ser-NMRA, a Tennessee corporation, dated 5/11/2017 and recorded 5/17/2017 in Instrument No. 20170517-0048914, in the Register's Office of Davidson County, Tennessee.

***The above-referenced property is not now, nor has it ever been the primary residence of the Grantors.**

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

Subject to all existing easements and all matters shown on plat of record in Book 57, Page 1, 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: 1103 Straightway Ave., Nashville, TN 37206

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 2nd day of March, 2022.

Devon J. Sutherland

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

Craig Holmes

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Devon J, Sutherland and Craig Holmes, 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 2nd day of March, 2022.

Commission Expires: 10/18/22

Notary Public: Brenda Huntsman

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Devon J. Sutherland, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself to be the Attorney in Fact of Michele Burks, the bargainor, and who, being authorized to do so, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of March, 2022.

Notary Public:
Commission Expires: 10/18/22

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY