Karen Johnson Davidson County
Batch# 829258 DEEDWARR
03/28/2022 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $821.40
20220328-0035059

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-1090

HANNAH LEWIS NOTARY PUBLIC TENNESSEE My Comm Exp. 3/15/2025 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of March, 2022

Notary Public

Commission Expires: 3/15/25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Britton Webb 427 Summit Ridge Place Nashville, TN 37215	New Owners	131-05-0B-427-00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Emily C. Burke and Benjamin G. Burke, III, wife and husband and Chloe I. Shepard, a single woman, as tenants in common with right of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Britton Webb, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 427 as Shown on the Plan of Four Seasons Condominium Development, together with undivided percentage interest in the common elements appurtenant to said unit, as set forth in the Master Deed of record in Book 6841, Page 349, as amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ann Rachel Hardman, A single woman, by Warranty Deed from Young Shin Kim of record in Instrument No. 20161012-0107879 Register's Office for Davidson County, Tennessee, dated October 11, 2016 and recorded on October 12, 2016. (Value of consideration shown in aforementioned deed $168,000.00.)

Being the same property conveyed to Benjamin G. Burke, III, Emily C. Burke and Chloe I. Shepard by Warranty Deed from Ann Rachel Hardman, a single woman, of record in Instrument No. 20200611-0059791 Register's Office for Davidson County, Tennessee, dated June 9, 2020 and recorded on June 11, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 427 Summit Ridge Place, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the ~~16th~~ 15th day of March, 2022.

Emily C. Burke

Benjamin G. Burke, III

Chloe I. Shepard

STATE OF ALABAMA
COUNTY OF Baldwin

On this ~~16th~~ 15th day of March, 2022, before me personally appeared Emily C Burke, Benjamin G Burke III, and Chloe I. Shepard 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 ~~16th~~ 15th day of March, 2022.

Notary Signature

My commission expires: 12-14-24

ANDREA LEE MELLINGER NOTARY PUBLIC ALABAMA STATE AT LARGE

Certificate of Authenticity

I, Joshua A. Terry, 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 3-15-22.

Affiant Signature

3-18-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3-18-22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON