Karen Johnson Davidson County
Batch# 830064 DEEDWARR
03/28/2022 03:02:45 PM 2 pgs
Fees: $13.00 Taxes: $5,679.50
20220328-0035717

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,535,000.00. Affiant Subscribed and sworn to before me, this the 25th day of March, 2022. Notary Public My commission expires:

DEBBIE MANN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Russ Burns Allison Burns	New Owner(s)	103-12-0-015.00
43 Sturbridge Ct		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **REBECCA HARRIS, TRUSTEE OF THE TIGER MAN TRUST, UNDER REVOCABLE TRUST AGREEMENT DATED OCTOBER 15, 2015**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUSS BURNS AND ALLISON BURNS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot Number 28 on the North one-half of Lot Number 27 of Block "L" on the Map of Cherokee Park, Section Three, of record in Book 843, pages 2 and 3, Register's Office for said County.

Said Lot and part of said Lot adjoin and front together 90 feet on the West side of Cherokee Road and runs back between lines, 128.74 feet on the North line of Lot Number 28 and 126.34 feet , more or less, on the South line of part of Lot number 27, to a dead line in the rear, which is broken line, measuring 90.06 feet, more or less, thereon.

Being the same property conveyed to Rebecca Harris, Trustee of the Tiger Man Trust, under Revocable Trust Agreement dated October 15, 2015 by Warranty deed from Greenway Avenue Investors, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20151019-0105816 Register's Office for Davidson County, Tennessee, dated October 15, 2015 and recorded on October 19, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 229 Cherokee Road, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of March, 2022.

Tiger Man Trust dated October 15, 2015

By: _____
Frankie R. Ballard, IV, Trustee

By: _____
Rebecca Harris, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frankie R. Ballard, IV, Trustee and Rebecca Harris, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustees of Tiger Man Trust, dated October 15, 2015, a Revocable Trust, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 25th day of March, 2022.

_____
Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025