Name and Address of New Owner:
Austin T. Burton and Anna Burton
5107 Whites Creek Pike
Whites Creek, TN 37189

Send Tax Statements To:
NEW OWNER

Karen Johnson Davidson County
Batch# 831104 DEEDWARR
03/30/2022 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220330-0036849

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-22020266

Map and Parcel: 030 00 0 035.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeremy P. Stephens and Corrina Stephens, husband and wife,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Austin T. Burton and Anna Burton, a married couple**, 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 the 14th Civil District of Davidson County, Tennessee, described as according to a survey prepared by John B. Rainey, dated December 8, 1975, as follows:

Beginning at a point in the northeasterly margin of Whites Creek Pike, being the northwesterly corner of James F. McClure property, as of record in Book 4989, page 495, Register's Office for Davidson County, Tennessee, thence with McClure's line North 65 degree 48 minutes East 602.66 feet; thence North 14 degrees 48 minutes West 220.0 feet to James D. Burton property as of record in Book 1726, page 499, said Register's Office; thence with Burton line South 87 degrees 37 minutes West 124.54 feet; thence South 54 degrees 38 minutes, West 215.40 feet; thence South 36 degrees 22 minutes, West 55.77 feet; thence South 71 degrees 36 minutes 30 seconds West 228.25 feet to the easterly margin of Whites Creek Pike; thence with Whites Creek Pike South 14 degrees 48 minutes 30 seconds East 220.37 feet to the beginning, containing 3.12 acres more or less.

Being the same property conveyed to Jeremy P. Stephens by Special Warranty Deed filed for record on March 6, 2013 in Instrument Number 20130306-0022209, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: All matters of survey of John B. Rainey, dated December 8, 1975; Subject to the right of way of any streets, roads or highways within the bounds of the subject property; Easement for the flow of Whites Creek, as much as thereon may flow, from time to time.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 5107 Whites Creek Pike, Whites Creek, TN 37189

Corrina Stephens, spouse of Jeremy P Stephens, hereby joins in this conveyance to convey all her right, title and interest in and to the subject property.

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 I do covenant with the said GRANTEES that I am 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 do further covenant and bind myself, my heirs and assigns, 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.

WITNESS my hand this 18th day of March, 2022.

Jeremy P. Stephens

Corrina Stephens

State of Tennessee

County of Davidson

Personally appeared before me, Jeremy P. Stephens and Corrina Stephens with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th of March, 2022.

Laura L. Vaught

Notary Public
My Commission Expires: 9/19/22

LAURA VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $310,000.00.

Affiant Signature

Subscribed and sworn to before me, this 18th day of March, 2022.

Laura L. Vaught

Notary Public
My Commission Expires: 9/19/22

LAURA VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 3/18/22 (date of document).

L Vaught
Affiant Signature

3/23/22
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23 day of March, 2022.

Jessica L Tolley
Notary Signature

My Commission Expires: 11/20/2022

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY