Karen Johnson Davidson County
Batch# 836192 DEEDWARR
04/07/2022 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $2,793.50
20220407-0040672

This Instrument Prepared By:
CloseTRAK, LLC
6225 Quintard Street, Suite 101
Arlington, Tennessee 38002

WARRANTY DEED

THIS INDENTURE IS made and entered into this the **31st** day of **March, 2022,** by and between **BURKETT HOMES, INC., a Tennessee Corporation**, party of the first part, and **Samuel Wilcox and Alexis Wilcox, husband and wife,** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the party of the second part the following described real estate, situated in Davidson County, Tennessee:

> Lot No. 2, Kenmore Place Subdivision on the Plan of Final Plat Re-subdivision of a portion of Lots 77 & 78, of record in Plat Instrument Number 201504060029414 in the Register's office of Davidson County, Tennessee to which Master Deed reference is hereby made for a more particular description of said property.

This being the same property conveyed to the party of the first part by Warranty Deed of record at Instrument Number 20210204-0016313, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described real estate, together with all of the appurtenances and heridaments thereunto belonging or in any wise appertaining unto the party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

> 2022 Davidson County taxes, not yet due and payable, which the party of the second part assumes and agrees to pay; Subdivision Restrictions, Building Lines and Easements of record in **Plat Book 332, Page 32; Easements of record at Book 4218, Pag 477,** all in the Davidson County Register's Office of Davidson County, Tennessee.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

BURKETT HOMES, INC.

By: _____
Ronald E. Burkett, President

STATE OF TENNESSEE
COUNTY OF)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronald E. Burkett**, to me known (or proved to me on the basis of satisfactory evidence to be) and who, upon oath, acknowledged himself/herself to be the **President** of **Burkett Homes, Inc.**, the within named bargainer, a corporation, and that he/she, as such **President**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as such **President**.

WITNESS my hand and Notarial Seal at office this 31st day of March, 2022.

MELISSA A. DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES 10/04/2025

_____
Notary Public
My commission expires: _____

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 755,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the 31st day of March, 2022.

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

_____
Notary Public

My commission expires:

Owner and Property Address:
Samuel and Alexis Wilcox
1224 Kenmore Place #B
Nashville TN 37216

Mail Tax Bills to:
New Owners

Tax ID Number:
072-07-0-160.00

202204070040672

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 3/31/22.

Affiant Signature

4/1/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/1/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON