WARRANTY DEED

Karen Johnson Davidson County
Batch# 841622 DEEDWARR
04/19/2022 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,587.30
20220419-0044836

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BROWN MICHELLE OSBORNE STATE OF TENNESSEE NOTARY SUMNER COUNTY Commission Expires 04-23-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly L. Barber	Kimberly L. Barber	
(NAME)	(NAME)	
7522 Old Harding Pike	7522 Old Harding Pike	142 14 0B 010.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **VICKI L. STEIN AND LAURA L. TYWATER, CO-EXECUTRIXES FOR THE ESTATE OF CORINE M. BURNETT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIMBERLY L. BARBER, AN UNMARRIED WOMAN** 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:

Being Lot No. 10, Phase I - Section VIII, River Plantation of record in Plat Book 6900, Page 475 and Page 476, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John Robert Burnett, Defendant, by Quit Claim Deed from Opal Dees Burnett, of record in Book 8623, Page 786, in the Register's Office of Davidson County, Tennessee, dated May 11, 1992 and recorded on May 11, 1992. The said John R. Burnett being deceased as of October 20, 2008 (also see Probate in Docket No. 09P-130).

Being the same property conveyed to Corine M. Burnett, by Quit Claim Deed from Vicki Stein, Susan Fox, Bobbie Johnson, Johnny Burnett, and Laura Tywater, of record in Instrument No. 20090701-0061572, in the Register's Office of Davidson County, Tennessee, dated January 22, 2009 and recorded on July 01, 2009. The said Corine M. Burnett having since died testate on January 18, 2021 her estate being probated in the Probate Court for Davidson County, Tennessee in Docket No. 21P-1029. The Last Will and Testament of the decedent vested in the Executrixes the power to sell all real property without court order and without joinder of any beneficiaries.

Property was not the marital residence for the Grantors.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 7522 Old Harding Pike, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 11th day of April, 2022

ESTATE OF CORINE M. BURNETT

BY: _____

VICKI L. STEIN , CO-EXECUTRIX

BY: _____

LAURA L. TYWATER, CO-EXECUTRIX

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Laura L. Tywater and Vicki L. Stein with whom I am personally acquainted and who acknowledged that they can execute the within instrument for the purposes therein contained, and who acknowledged that they are the Co- Executrixes of the Estate of Corine M. Burnett, and who further acknowledged that they are authorized to execute the within instrument as Co-Executrixes of Corine M. Burnett said Estate.

Witness my hand and official seal this 11th day of April, 2022.

Commission expires:

_____

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Certificate of Authenticity

I, **HADLEY ROPER**, 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 April 11th, 2022.

Hadley Roper
Affiant Signature

04/11/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 04/11/22.

Notary's Signature

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: **10/23/2023**

Notary's Seal