Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GF-22-259

Karen Johnson Davidson County
Batch# 856311 DEEDWARR
05/17/2022 08:29:36 AM 2 pgs
Fees: $13.00 Taxes: $1,661.30
20220517-0056336

Prepared By ~~& Return To:~~
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-1630

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of April, 2022

Notary Public

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Diana Burnstein and Kevin Burnstein 239 Ash Grove Drive Nashville, TN 37211	new owners	162-09-0-140.00

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,

Brian Sain and Tonya Sain, husband and wife

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

Kevin Robert Burnstein and Diana King Burnstein, husband and wife

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 Lot No. 112 on the Plan of Section Three, Hickory View of record in Plat Book 6250, Page 960, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Lee Kulp and wife, Charisse W. Kulp by Warranty deed from Bob Potter Company, a Tennessee Corporation of record in Book 7011, page 800, Register's Office for Davidson County, Tennessee, dated October 10, 1986 and recorded on October 16, 1986. (Value or consideration shown in aforementioned deed $64,950.00.) The said David Lee Kulp died on April 1, 2014, leaving Charisse W. Kulp as the surviving tenant by the entirety. The said Charisse W. Kulp, having since married, is now known as Charisse W. Moseley. The property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Being the same property conveyed to Brian Sain and Tonya Sain, husband and wife by Warranty deed from Charisse W. Moseley, a married woman of record in Instrument No. 20210520-0069005 Register's Office for Davidson County, Tennessee, dated May 14, 2021 and recorded on May 20, 2021.

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: 239 Ash Grove Drive, Nashville, TN 37211

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 22nd day of April, 2022.

Brian Sain

Tonya Sain

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of April, 2022, before me personally appeared Brian Sain and Tonya Sain, 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 22nd day of April, 2022.

Notary Signature
My commission expires:

KAYLIE PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 8, 2025
COUNTY OF DAVIDSON