WARRANTY DEED

Karen Johnson Davidson County
Batch# 857531 DEEDWARR
05/18/2022 10:00:19 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20220518-0057279

CASSIE PULLEY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 8/20/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelley Grim	Primary Residential Mtg, Inc.	025 08 OA 044.00
(NAME)	(NAME)	
114 Wicklow Drive	1480 N 2200 W MAC 1003	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 Jeremiah Burns, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Kelley Grim, an unmarried woman, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Robertson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Final Plat, Parkview Preserve, Phase IA, of record in Instrument Number 201904150034123, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeremiah Burns and Amanda Imperato, husband and wife by Warranty Deed from Stephen Joshua Williams, a married man, dated 02/05/2021 and recorded 02/08/2021, of record in Instrument 202102080017986, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeremiah Burns, married by Quit Claim Deed from Amanda Imperato, married, dated 08/05/2021 and recorded 08/11/2021, of record in Instrument 202108110108090, Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ 114 Wicklow Drive, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1672232
Warranty Deed TN

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 16th day of May, 2022.

Jeremiah Burns

State of California
County of Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeremiah Burns, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of May, 2022.

Notary Public:
My Commission Expires: 09/10/25

JAYMIE MOTEN
Notary Public - California
Los Angeles County
Commission # 2370664
My Comm. Expires Sep 10, 2025

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075