PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

NEW OWNER:
RYAN WINNEN
P.O. BOX 121708
NASHVILLE, TN 37212-1708

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 22-0704

Map & Parcel
07506002400

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 861540 **DEEDWARR**
05/24/2022 10:53:43 AM 3 pgs
Fees: $18.00 Taxes: $1,358.27
20220524-0060056

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Sixty-Seven Thousand One Hundred and 00/100 Dollars ($367,100.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KEVIN S. BURGESS and CYNTHIA L. BURGESS, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **RYAN WINNEN, an unmarried man,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 265 on the Plan of Hermitage Estates, Section II, of record in Plat Book 3700, Page 23, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to KEVIN S. BURGESS and CYNTHIA L. BURGESS, by Warranty Deed from Milton Earl Roberts and Iesha M. Roberts, husband and wife, dated January 10, 2020, and of record in Instrument No. 20200110-0003756, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **4246 SWEDEN DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3700, Page 23, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on or before July 31, 2022 at 11:59 P.M.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 20th day of May, 2022.

Kevin S. Burgess
KEVIN S. BURGESS

Cynthia L Burgess
CYNTHIA L. BURGESS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KEVIN S. BURGESS and CYNTHIA L. BURGESS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of May, 2022.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

****

The actual consideration or value, whichever is greater, for this transfer is **$367,100.00.**

AFFIANT

Sworn to and subscribed to before me this 20th day of May, 2022.

NOTARY PUBLIC

My commission expires: 3/7/26

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY