Karen Johnson Davidson County
Batch# 873325 DEEDWARR
06/17/2022 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20220617-0069318

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Daniela Burns and Terrence Burns PO Box 60427, Nashville, TN 37206	Daniela Burns and Terrence Burns PO Box 60427 Nashville, TN 37206	Map/Parcel 117 13 0B 095.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Richard D. Bird, Jr. and Sarah B. Einstman, Co-Executors of The Estate of Richard D. Bird** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Daniela Burns and Terrence Burns, Wife and Husband**, ("Grantee") all of right, title and interest in and to that certain real property known as 305 Saint James Park, Nashville, TN 37215 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Being Lot No. 305 on the Plan of Abbottsford of record in Book 6250, Pages 419-421, as amended in Book 6771, Page 683 and Book 6800, page 164, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard D. Bird and wife, Celia F. Bird, by Warranty Deed from William H. Edwards, M.D., of record in Book 9060, Page 784, in the Register's Office of Davidson County, Tennessee, dated May 3, 1993 and recorded in August 27, 1993. Celia F. Bird died on April 20, 1998. Richard D. Bird died on June, 30, 2020.

Being the same property conveyed to Sarah B. Einstman and Richard D. Bird, Jr., as the Residuary Benficiaries of the Estate of Richard D. Bird, deceased, by Quitclaim Deed from Cherry Catherine Bird, dated May 9, 2022, of record at Instrument No. 20220527-0061657 and recorded in the Register's Office of Davidson County, Tennesseee on May 27, 2022.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 2nd day of June, 2022.

The Estate of Richard D. Bird

By: Richard D Bird Jr Co-Executor
Richard D. Bird, Jr., Co-Executor

By: Sarah B Einstman Co-Executor
Sarah B. Einstman, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of June, 2022, before me personally appeared Richard D. Bird, Jr. and Sarah B. Einstman, Co-Executors of Estate of Richard D. Bird, 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 2nd day of June, 2022.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 1,150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 2nd day of JUNE, 2022.

Carmen Coats
Notary Public
My commission expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 06/13/2022 ____ (date of ~~document~~).

Affiant Signature

06/13/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 13 day of June, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025