THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220641428

Karen Johnson Davidson County
Batch# 873559 DEEDWARR
06/17/2022 10:13:29 AM 2 pgs
Fees: $13.00 Taxes: $1,957.30

20220617-0069504

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $529,000.00

Affiant

Subscribed and sworn to before me, this 15th day of June, 2022.

Notary Public
My Commission Expires:

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Marc E. Burris	New Owner	Tax Parcel ID No.
1809 Shackleford Road		131 03 0 147.00
Nashville TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Karen Y. Burris, Trustee of the Karen Y. Burris Revocable Trust u/a/d May 1, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marc E. Burris, an unmarried man**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 7th, formerly 11th Civil District of Davidson County, being the Easterly 6 feet of Lot No. 39 and the Westerly 69 feet of Lot No. 40 on the Preliminary plan of a proposed subdivision of Lots Nos. 7 and 8 in the subdivision of Lot No. 2 of the Andrew Castleman Lands, described according to a survey made by Hal R. Swann, Jr., surveyor, February 6, 1954 as follows:

Beginning at a point in the Southerly margin of Shackleford Road at a point 166 feet more or less Westerly from a subdivision line: thence Southerly 122 feet, more or less to a point in a fence; thence Westerly 75 feet to a point in said fence; thence Northerly 137.9 feet, more or less, to a point in the Southerly margin of Shackleford Road: thence Easterly along the margin of the same, 75.5 feet to the point of beginning.

Being the same property conveyed to Karen Y. Burris, Trustee of the Karen Y. Burris Revocable Trust u/a/d May 1, 2019, by Warranty Deed from Reid Andrew Hill and wife, Lora Ashley Kathryn Prince, of record in Instrument No. 20210524-0069855, in the Register's Office of Davidson County, Tennessee, dated May 20, 2021 and recorded on May 24, 2021.

Being the same property conveyed to Reid Andrew Hill, an unmarried man, by Warranty Deed from Lauren J. Schmitzer n/k/a Lauren S. Obersteadt, married, of record in Instrument No. 20150513-0043926, in the Register's Office of Davidson County, Tennessee, dated April 30, 2015 and recorded on May 13, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 1809 Shackleford Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of June, 2022.

The Karen Y. Burris Revocable Trust u/a/d May 1, 2019

Karen Y. Burris, Trustee
By: Karen Y. Burris, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen Y. Burris, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Karen Y. Burris Revocable Trust, dated May 1, 2019, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 15th day of June, 2022.

Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024