BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 877149 DEEDWARR
06/24/2022 10:36:25 AM 2 pgs
Fees: $13.00 Taxes: $1,240.11

20220624-0072337

File No. DD-22-2662

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,164.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James Murray Perry, IV	New Owner	
(NAME)	(NAME)	
1806 Shaylin Loop		173-05-0A-044.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Mark Burke and Kyla Burke, husband and wife, and Angella Burke, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Murray Perry, IV, unmarried,** HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 44, Barnes Crossing, Phase One, according to Master Deed of record in Instrument No.20050721-0084791, re-recorded in Instrument No. 20050805-0092480, amended in Instrument Nos. 20051114-0136938 and further amended in Instrument No. 20071227-0147998, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Mark Burke, unmarried and Angella Burke, married as joint tenants with right of survivorship by Warranty deed from Amanda Sevier, a married woman f/k/a Amanda J. Sexton, an unmarried woman of record in Instrument No. 20151019-0106165 Register's Office for Davidson County, Tennessee, dated October 13, 2015 and recorded on October 19, 2015.

Subject property was never marital residence of Angella Burke.

Kyla Burke joins in to convey any marital interest she may have in subject property.

This is property more commonly known as 1806 Shaylin Loop, Antioch, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 23rd day of June, 2022.

Mark Burke

Kyla Burke

Angella Burke by Mark Burke, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of June, 2022, before me personally appeared Mark Burke and Kyla Burke, 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 23rd day of June, 2022.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Mark Burke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Angella Burke, and that this instrument was executed on behalf of the said Angella Burke for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book *, page _____, in the Register's Office for Davidson County, Tennessee. * 20220624-0072336

Witness my hand and official seal this 23rd day of June, 2022.

Notary Public

My Commission Expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON