WARRANTY DEED

Karen Johnson Davidson County
Batch# 879053 DEEDWARR
06/27/2022 03:22:30 PM 4 pgs
Fees: $23.00 Taxes: $2,275.50
20220627-0073727

File #22-DM-0905-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Affiant

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON 2022

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF June,

Notary Public

MY COMMISSION EXPIRES: 3/25/23 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Emily Leslie Burks and John Taylor Burks	New Owner	
(NAME)	(NAME)	**180 04 0A 140.00**
905 Century Oak Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(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 consideration, the receipt of which is hereby acknowledged, **JAIDA E. DREYER, A SINGLE PERSON AND NICHOLAS J. COUGHLIN, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EMILY LESLIE BURKS AND JOHN TAYLOR BURKS, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plat of Section Two, Highland Creek, a planned unit development of record in Instrument No. 20030424-0055118, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Nicholas J. Coughlin and Jaida E. Dreyer, by General Warranty Deed from Robert H. Waechter and wife, Jennifer L. Waechter, of record in Instrument No. 20200629-0069910, in the Register's Office of Davidson County, Tennessee, Dated April 10, 2020 and recorded on June 29, 2020.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Highland Creek, as recorded in Instrument No. 20030424-0055118.
*Declaration of Covenants, Conditions and Restrictions recorded in Book 11568, Page 311 and as Supplemented in Instrument No. 20000413-0037474.
*Stormwater Detention Agreement as set forth in instrument recorded in Book 11338, Page 738.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **905 Century Oak Drive, Nashville, TN 37211**.

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), their heirs and 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), 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(s) this the 21st day of June, 2022.

Jaida E. Dreyer

Nicholas J. Coughlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of June, 2022, before me personally appeared Jaida E. Dreyer, 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 21st day of June, 2022.

Notary Signature
My commission expires: 1-11-26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of June, 2022, before me personally appeared Nicholas J. Coughlin, 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 21st day of June, 2022.

Notary Signature
My commission expires:

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Nicholas J. Coughlin

STATE OF Ohio
COUNTY OF Madison

On this 21st day of June, 2022, before me personally appeared Nicholas J. Coughlin, 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 21st day of June, 2022.

Notary Signature
My commission expires: N/A

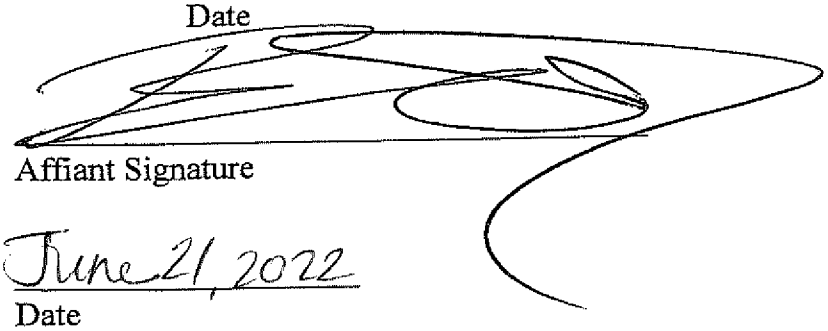
AARON P. MILLER, Attorney at Law
Notary Public, State of Ohio
My Commission has no expiration
Section 147.03 R.C.

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Blake Harris Reynolds, 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 June 21, 2022.

Date



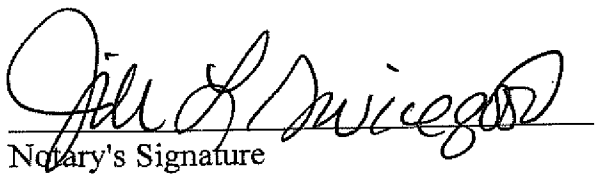
Affiant Signature

June 21, 2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of June, 2022.



Notary's Signature

My Commission Expires: 7/9/22
Date

Notary's Seal (is on paper)

