Name and Address of New Owner:
John J. Burridge and Sara Jennifer O'Neil
5623 Bellingham Avenue
Valley Village, CA 91607

Send Tax Bills To:
4801 Frederica Street
Owensboro, KY 42301

This Instrument Prepared By:
Easy Close, LLC
130 Wilson Pike Circle
Brentwood, TN 37027

Map & Parcel No: 009-00-0-046.00

Karen Johnson Davidson County
Batch# 882683 DEEDWARR
07/01/2022 08:44:30 AM 4 pgs
Fees: $23.00 Taxes: $2,312.50
20220701-0076374

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kevin Scott Hale, Executor of The Estate of Edmond Frank Hale,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John J. Burridge, a married man and Sara Jennifer O'Neil, a married woman, as tenants by the entirety,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey made by C.J. Carney, dated February 4; 1957, as follows:

Beginning at a point in the center line of Cotton Patch Road, said point being the Northwest corner of this tract and the Northeast corner of the Baxter Property; thence South 4 degrees West along the Baxter Property line, 726 feet to an 18 inch Beech marked "W. Z. Hitt 1900"; thence South 79 degrees 30 minutes East 300 feet to a point; Thence North 4 degrees East 726 feet to a point in the center line of Cotton Patch Road; thence North 79 degrees 30 minutes West 300 feet, along the center line of Cotton Patch Road, to the point of beginning, containing 5 acres, more or less.

Being the same property conveyed to Edmond Hale and wife, Joyce, by Warranty Deed from G. Howard Wilkinson, unmarried, of record in Book 2648, page 309, Register's Office for Davidson County, Tennessee, dated February 18, 1957 and recorded on May 28, 1957.

Joyce Hale became deceased on October 8, 2000, vesting Edmond Hale as surviving tenant.

Edmond Hale became deceased on July 28, 2021 leaving Last Will and Testament filed for Probate in Docket No. 21P1696, Seventh Circuit Court of Davidson County, Tennessee. In accordance with the terms of the Will, the real property was made a part of the probate estate, Kevin Scott Hale is named Executor of the Estate of Edmond Frank Hale, deceased, and the Executor has the full power and authority to execute the deed of conveyance on behalf of the Estate.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF

RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of June, 2022.

The Estate of Edmond Frank Hale

By: _____ as the Executor
Kevin Scott Hale, Executor

State of Tennessee
County of Davidson

Before me, Sarah Lile, of the state and county mentioned, personally appeared Kevin Scott Hale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Executor of The Estate of Edmond Frank Hale, the within named bargainor, an Estate, and that as such Executor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as Executor.

Witness my hand, at office, this 24th day of June, 2022.

_____
Notary's Signature
My commission expires: 5-5-2025

SARAH LILE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 $625,000.00, 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
24th day of June, 2022.

Notary Public
My commission expires: 11/5/22
File No. OLT-22-55



Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 6.24.22.

Affiant Signature

6.24.22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 24 day of June, 2022.

Notary Signature

My Commission Expires: 11/2/22

