Warranty Deed

Karen Johnson Davidson County Batch# 884072 DEEDWARR 07/05/2022 11:11:30 AM 3 pgs Fees: $18.00 Taxes: $1,776.00 20220705-0077254	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $480,000.00. Affiant Subscribed and sworn to before me, this the 1st day of July, 2022. Notary Public My commission expires: 1-11-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Izaac Gregory Burkhart	New Owner(s)	051-07-0-052.00
1110 Gibson Drive		
Madison, TN 37115		

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PAMELA S. STEVENSON AND GAVIN SHEA, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IZAAC GREGORY BURKHART, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 1 on the Plan of Stratton Heights of record in Plat Book 1835, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1 fronts 54.7 feet on the Westerly side of Gibson Drive and runs back 190 feet on the Northerly line and 196 feet on the Southerly line, to a dead line in the rear, measuring 102.8 feet thereon.

Being the same property conveyed to Pauline Ferrell by Warranty deed from Joseph M. Sitter and wife, Roberta C. Sitter of record in Book 4256, page 980, Register's Office for Davidson County, Tennessee, dated August 02, 1968 and recorded on August 05, 1968.

Being the same property conveyed to Pamela S. Stevenson and Gavin Shea, wife and husband by Warranty deed from Pauline Ferrell of record in Instrument No. 20200605-0057742 Register's Office for Davidson County, Tennessee, dated June 01, 2020 and recorded on June 05, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1110 Gibson Drive, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of July, 2022.

Pamela S. Stevenson

Gavin Shea

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Pamela S. Stevenson and Gavin Shea, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of July, 2022.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

True Copy Certification

I, **Diane March,** 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 this the 1st day of July, 2022.

Affiant Signature
Date 07/01/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1st day of July, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

