Karen Johnson Davidson County
Batch# 885383 DEEDWARR
07/07/2022 11:18:20 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00
20220707-0078419

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $460,000.00

Gail R. Burnett
Affiant

Subscribed and sworn to before me this 1st day of July, 2022.

ADAM H. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

Notary Public
My commission expires: 5-5-25

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Gail Burnett 728 Harpeth Pkwy W. Nashville, TN 37221	New Owner	142-14-0-011

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Jeffrey L. Fincher and Natasha P. Fincher, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Gail Burnett, an unmarried woman and James Kevin Nazor, as Tenants in Common with Right of Surivorship,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 71 on the Plan of Harpeth Valley Park Subdivision, Section 1, as of record in Plat Book 3600 Pages 93 and 94, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 71 fronts 90 feet on the northeasterly margin of Harpeth Parkway West and extends back between parallel lines 225 feet to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to Jeffrey L. Fincher and wife, Natasha P. Fincher by deed from Martin Forrest Parmley and wife, Janie E. Parmley of record in Instrument No. 20000703-0065880, Register's Office for Davidson County, Tennessee, and dated June 29, 2000.

This conveyance is made subject to the following:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GEV-22-128

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Harpeth Valley Park of record in Book 3600 Pages 93 & 94 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded in Book 3857, Page 858, Book 3866 Page 656, Book 5051 Page 92, Book 5197 Page 123, and Book 5228 Page 718 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 728 Harpeth Parkway West, Nashville, TN 37221

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 1st day of July, 2022.

Jeffrey L. Fincher

Natasha P. Fincher

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of July, 2022, before me personally appeared Jeffrey L Fincher and Natasha P Fincher, 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 1st day of July, 2022.

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 12-18-23