JM

Karen Johnson Davidson County Batch# 897278 DEEDWARR 08/02/2022 09:30:30 AM 3 pgs Fees: $18.00 Taxes: $1,794.50 20220802-0087750 JACKSON K MANUEL NOTARY PUBLIC-STATE OF UTAH COMMISSION# 718044 COMM. EXP. 05-03-2025	STATE OF ~~TENNESSEE~~ JM Utah COUNTY OF ~~Davidson~~ JM Utah The actual consideration or value, whichever is greater, for this transfer is ~~$485,000.00~~ Affiant Subscribed and sworn to before me, this 28 day of July, 2022. Notary Public My commission expires: JM 05/03/2028 2025

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Amanda Althea Burnett	Same	**07108004100**
332 Duke St		
Nashville, TN 37207		

FOR AND IN 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 ACKNOWLEDGE, WE,

Chad D Truman and Catherine Truman, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AMANDA ALTHEA BURNETT, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEES, 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 the Westerly 50 feet of Lot No. 59 and the Westerly 50 feet on the Northerly part of Lot No. 56, on the Map of JB Haynie's Oriental Subdivision, of record in Plat Book 161, Pages 26 & 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Said part of Lot No. 59 fronts 50 feet on the Southerly side of Duke Street and together with said part of Lot No. 56 runs back between parallel lines to a line in the rear which measures 50 feet thereon.

Being the same property conveyed to Chad D Truman and Catherine Truman, husband and wife, by Warranty Deed from Erica Gluck, a single person, and Christopher Gluck and Mary Gluck, husband and wife, dated September 27, 2018, of record in Instrument No. 20181003-0098169, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 332 Duke St, Nashville, TN 37207.

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 in 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.

_____ Date: 7-28-22
Chad D Truman

_____ Date: 7-28-22
Catherine Truman

STATE OF Utah

COUNTY OF Utah

Personally appeared before me, a Notary Public of said County and State, Chad D Truman and Catherine Truman, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of July, 2022.

_____
NOTARY PUBLIC

JACKSON K MANUEL
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 718044
COMM. EXP. 05-03-2025

My Commission Expires: 05/03/2025

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 28th day of July, 2022.

Affiant Signature
Date 07/28/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28th day of July, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

