WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $788,000.00.

RH

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 3, 2025
(AFFIX SEAL)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 898681 DEEDWARR
08/04/2022 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,915.60
20220804-0088781

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
The David M. Burke Trust, David M. Burke, Trustee		Parcel ID: 116-08-0O-004.00-CO
(NAME) 407 Woodmont Hall Place	(NAME) **Same as new owner.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John Lamar and Rebecca Lamar, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David M. Burke, Trustee of the David M. Burke Trust**, 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:

Being Unit No. 407, and the garage attached thereto, in Woodmont Hall, a Horizontal Property Regime, located at the corner of Woodmont Blvd. and Woodmont Hall Pl., Nashville, Davidson County, Tennessee, as described in a Master Deed and the plat attached thereto as recorded in Instrument No. 20030530-0072948, Register's Office for Davidson County, Tennessee, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Woodmont Hall, Condominium Apartments, contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No. 20030530-0072948, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part of hereof the same as though copied herein. Said condominium regime also comprises Lots 1, 2, and 3, Woodmont Hall, recorded in Instrument No. 20020425-0051153 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Lamar and Rebecca Lamar, husband and wife, by Warranty Deed from Martha Elzen, as Executor of the Will of Julia A. Reynolds, dated April 13, 2017 and recorded April 17, 2017 in Instrument Number 20170417-0037138, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 407 Woodmont Hall Place, Nashville, TN 37205

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 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 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.

Witness our hands this 3 day of Aug, 2022

John Lamar

Rebecca Lamar

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State John Lamar and Rebecca Lamar, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of August, 2022.

Notary Public

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires March 3, 2025

(SEAL)

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 8/3/22 [DATE].

AFFIANT SIGNATURE

8/4/22
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 4 day of August, 2022.

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

