Karen Johnson Davidson County
Batch# 901464 DEEDWARR
08/10/2022 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20220810-0090973

Prepared By & Return To:
Tennessee Title Services LLC-Clarksvi
112 Center Court
Suite- A
Clarksville, TN 37040
C-22-3606

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of August, 2022

Notary Public

Commission Expires: _____

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Reshma S. Patel 128 Hillsboro Place Nashville, TN 37215	New Owner	117-03-0C-128.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Karen Y. Burris, Trustee of the Karen Y. Burris Revocable Trust dated May 1, 2019

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Reshma S. Patel, an unmarried 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 Unit No. 128, Hillsboro Place Condominiums, as shown on plat of record in Plat Book 5200, Page 725, as amended in Book 5200, Page(s) 757 and 758, inclusive, established under Master Deed of record in Book 6244, Page 394, amended in Book 6285, Page 209 and Instrument No. 20170515-0048155 in the Register's Office of Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Karen Y. Burris, married by Warranty Deed from Miles M. Adcox, unmarried of record in Instrument No. 20070613-0070713 Register's Office for Davidson County, Tennessee, dated June 08, 2007 and recorded on June 13, 2007.

Scrivener's Affidavit recorded on September 19, 2007 of record in Instrument No. 20070919-0111996, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Karen Y. Burris, Trustee of the Karen Y. Burris Revocable Trust dated May 1, 2019 by Quitclaim Deed from Karen Y. Burris, married of record in Instrument No. 20190711-0067891 Register's Office for Davidson County, Tennessee, dated July 08, 2019 and recorded on July 11, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 128 Hillsboro Place, Nashville, TN 37215

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 so 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.

Dated this the 8th day of August, 2022.

Karen Y. Burris Revocable Trust dated May 1, 2019

By: Karen Y. Burris, Trustee
Karen Y. Burris, Trustee

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 8th day of August, 2022, before me personally appeared Karen Y. Burris, Trustee of Karen Y. Burris Revocable Trust dated May 1, 2019, 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 8th day of August, 2022.

Notary Signature
My commission expires:

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

Certificate of Authenticity

I, Joshua A. Terry, 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 8/8/2022.

Affiant Signature

8/9/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/9/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON