THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37281-08-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $325,000.00 Affiant Subscribed and sworn to before me this 19th day of August, 2022. Notary Public My Commission Expires: 12/5/25

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Judy Burcham 504 Norton Avenue Nashville, TN 37207	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 07108018500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jo Anne Stombaugh, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Judy Burcham, a single woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 504 Norton Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 906429 DEEDWARR
08/22/2022 03:27:30 PM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20220822-0094780

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of August, 2022.

Jo Anne Stombaugh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jo Anne Stombaugh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2022.

Notary Public

My Commission Expires: 3/6/24

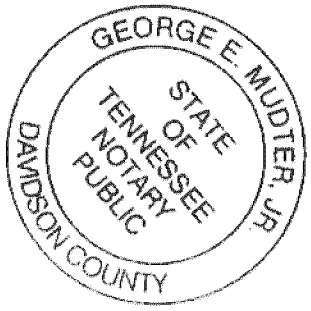


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Section One, Joywood Heights, of record in Plat Book 1130, Page 91, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Donald R. Stombaugh and wife, Jo Anne Stombaugh, by Warranty Deed from Kudzu Real Estate, Inc, of record in Instrument No. 20150520-0046612, in the Register's Office of Davidson County, Tennessee, dated May 11, 2016 and recorded on May 20, 2016. Donald R. Strombaugh having since died on August 5, 2021 leaving Jo Anne Strombaugh as surviving tenant by the entirety.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 07108018500.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Joywood Heights, as recorded in Plat Book 1130, Page(s) 91.
4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1378, page 98, as amended in Book 1518, Page 183.

Tennessee Certification of Electronic Document

I, Paul Soper, 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 8/19/22 (date of document).

Affiant Signature

8/22/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

