# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 6/22/26
(AFFIX SEAL)

EMILEE GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

G-BMR-22-1319

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Olivia R. Palmer** | New owner | |
| (NAME) | (NAME) | **071-15-0A-002.00-CO** |
| **1319 Pennock Avenue** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37207** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM JOSEPH BURCHFIELD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OLIVIA R. PALMER, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. B of The Element at Pennock Avenue, a Horizontal Property Regime with Private Elements of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141014-0094934 and amended in Instrument No. 20141219-0116563 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Joseph Burchfield, unmarried by Warranty deed from Woodland Street Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150520-0046568 Register's Office for Davidson County, Tennessee, dated May 15, 2015 and recorded on May 20, 2015.

This conveyance is subject to:
- Taxes for the year 2022, and all subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20141014-0094934 and amended in Instrument No. 20141219-0116563, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1319 Pennock Avenue, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 909482 DEEDWARR
08/29/2022 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20220829-0097428

Witness my/our hand(s) this the 25th DAY OF AUGUST, 2022.

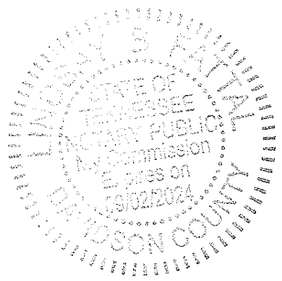
William Joseph Burchfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM JOSEPH BURCHFIELD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

**Tennessee Certification of Electronic Document**

I, Amber Whisner, 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 August 25, 2022 (date of document).

Amber Whisner
Affiant Signature

August 29, 2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 29 day of August, 2022.

Kelly Dorsey
Notary's Signature

MY COMMISSION EXPIRES: 2.22.25

NOTARY'S SEAL

