Karen Johnson Davidson County
Batch# 909682 DEEDWARR
08/30/2022 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20220830-0097736

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220741997**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $670,000.00. Affiant Subscribed and sworn to before me, this 25th day of August, 2022. Notary Public My Commission Expires: May 18, 2025

NICHOLAS BURRAGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES MAY 18, 2025

WARRANTY DEED

Address New Owner: Patricia Burkholder and Charles Burkholder 25357 Via Oriol Valencia, CA 91355	Send Tax Bills To: 25357 Via Oriol Valencia, CA 91355	Tax Information: Tax Parcel ID No. 032-00-0-181.00

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, **Walter Dillon McDonald, unmarried, and Kathleen Marie Harkins, unmarried,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Patricia Burkholder and Charles Burkholder, wife and husband**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Melvin Scott Lot Hunter Lanes of record in Instrument No. 20001003-0097737, 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 Walter Dillon McDonald and Kathleen Marie Harkins, both unmarried by Warranty deed from Karisa Locke and Sean Michael Locke, husband and wife of record in Instrument No. 20211201-0159178 Register's Office for Davidson County, Tennessee, dated November 22, 2021 and recorded on December 01, 2021.

The execution of this instrument is affected by the signature of Abby Benson as Attorney-in-Fact for Walter Dillon McDonald, which Power of Attorney is recorded in Instrument Number 202208300097735, and also by the signature of Abby Benson as Attorney-in-Fact for Kathleen Marie Harkins, which Power of Attorney is recorded in Instrument Number 202208300097734, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable and for years thereafter.

Subject to all matters shown on the Plan of record as Instrument Number 20001003-0097737, Register's Office of Davidson County, Tennessee.

This is improved property located at 1683 Hunters Lane Nashville TN 37207

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of August, 2022.

Walter Dillon McDonald by
Walter Dillon McDonald by Abby Benson
as Attorney-in-Fact as attorney in fact

Kathleen Marie Harkins by
Kathleen Marie Harkins by Abby Benson
as Attorney-in-Fact as attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Abby Benson, 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, and who further acknowledged that she is the Attorney-in-Fact for Walter Dillon McDonald and Kathleen Marie Harkins and that she is authorized by Walter Dillon McDonald and Kathleen Marie Harkins to execute this instrument on their behalf.

Witness my hand, at office, this 25th day of August, 2022.

Mackenzie Baltz
Notary Public
My Commission Expires: _____

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
Nov. 3, 2025

Tennessee Certification of Electronic Document

I, Steven T. Mills, 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 30, 2022 (date of document).

Affiant Signature

August 30, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 30 day of August, 2022.

Notary's Signature

ELIZA WITHERS
STATE OF TENNESSEE NOTARY PUBLIC
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025