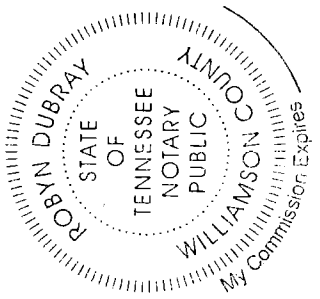
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Cynthia G. Atkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of August, 2022.

Robyn Dub
Notary Public

MY COMMISSION EXPIRES: 1-19-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas Burkett	Thomas Burkett	104120273.00
(NAME)	(NAME)	
1700 Bernard Avenue	406 11th Ave N APT 641	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 910567 DEEDWARR
08/31/2022 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20220831-0098018

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 considerations, the receipt of which is hereby acknowledged, I/we **Gracias Properties LLC**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Thomas Burkett, a single man**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, Being Lot No. 35, on the Map of Lenox Place as of record in Book 161, Page 171, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Caren Joy Lantz, unmarried by Warranty Deed from Jane Katherine Holston and Mary Katherine Brady, both unmarried, dated 01/25/2002 and recorded 01/28/2002, of record in Instrument 200201280011475, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gracias Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from Caren Joy Dickson, f/k/a Caren Joy Lantz, an individual, dated 02/02/2018 and recorded 02/05/2018, of record in Instrument 201802050011358, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (1) All matters shown on the plat of record in Plat Book 161, Page 171, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1700 Bernard Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1768016
Warranty Deed TN

202208310098018

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), his/her/their 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), his/her/their 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.

Effective the 29th day of August, 2022.

Gracias Properties LLC

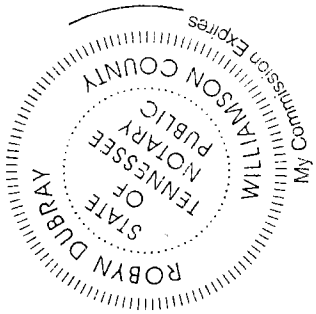
By: _____
Caren Joy Dickson, Member

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Caren Joy Dickson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Member the within named bargainor, Gracias Properties, LLC a Tennessee Limited Liability Company, and that he/she as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Caren Joy Dickson, as such Member.

Witness my hand and Official seal this 29th day of August, 2022.

_____
Notary Public:
My Commission Expires: 1-15-2025



Gracias Properties LLC

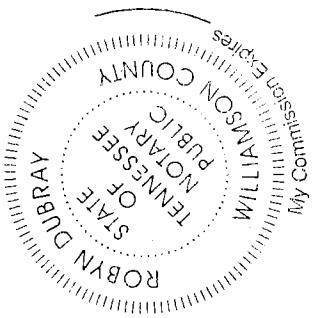
By: _____
Andrew James Dickson, Member

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Andrew James Dickson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Member the within named bargainor, Gracias Properties, LLC a Tennessee Limited Liability Company, and that he/she as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Andrew James Dickson, as such Member.

Witness my hand and Official seal this 29th day of August, 2022.

_____
Notary Public:
My Commission Expires: 1-15-2025



RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 8/29/2022

Affiant Signature

8/31/2022
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 31st day of August, 2022.

(SEAL)

ALEXIS STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires: February 24, 2026