WARRANTY DEED

Karen Johnson Davidson County
Batch# 924617 DEEDWARR
10/03/2022 11:32:33 AM 3 pgs
Fees: $18.00 Taxes: $3,052.50

20221003-0108728

KAREN BOSWELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/26/2025
DICKSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$825,000.00.**

Briana Craig
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 29TH DAY OF SEPTEMBER, 2022.

Karen Boswell
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2/26/2025

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 2159bb

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Gary Wayne Burgess 6311 James Court Nashville, TN 37209	new owner 801 E Walnut Ave Suite A Dalton, GA 30721	090-08-4O-001.00 CO

For and in consideration of the sum of Eight Hundred Twenty-Five Thousand And 0/100 ($825,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

ATKINS AND ASSOCIATES HOMEBUILDERS, INC.

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

GARY WAYNE BURGESS, A MARRIED MAN

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit A of James Court Cottages as described in Declaration of Protective Covenants, Conditions and Restrictions for James Court Cottages, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements, of record in Instrument No. 20210713-0094354, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Atkins and Associates Homebuilders, Inc. by Warranty deed from John Wesley Bates, Jr., Danny Clark Bates, Anthony Lane Bates, Sharon Renee Kemp as sole heirs at law of Shirley S. Bates, deceased July 21, 2020, in Instrument No. 20210604-0075456, Register's Office for Davidson County, Tennessee.

Return to:
[illegible] Title and Escrow, LLC
[illegible] 21st Avenue South
[illegible]hville, TN 37212
G-VRES22631

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 6311 James Court, Nashville, TN 37209.

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/or 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/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR ATKINS AND ASSOCIATES HOMEBUILDERS, INC. to GARY WAYNE BURGESS, A MARRIED MAN FOR THE TRANSFER OF PROPERTY LOCATED AT 6311 JAMES COURT, NASHVILLE, TN 37209.]

Witness our/my hand on the 29th day of September, 2022.

Atkins and Associates Homebuilders, Inc.

BY: _____
Thomas J. Atkins
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Thomas J. Atkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Atkins and Associates Home Builders, Inc., and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as Presidentf of Atkins and Associates Home Builders, Inc..

Witness my hand and official seal this 29th day of September, 2022.

BETH BESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public
My Commission Expires: 3-17-2024