Name and Address of New Owner:
Sharlene Raines
703 Lawrence Street
Old Hickory, TN 37138

Karen Johnson Davidson County
Batch# 924836 DEEDWARR
10/03/2022 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20221003-0109106

Send Tax Bills To:

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 044 15 0 047.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lori Burroughs, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sarah Raines and Sharlene Raines, Married** "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING LOT NO. 84, SECTION A, VILLAGES OF OLD HICKORY, AS OF RECORD IN BOOK 1424, PAGE 68, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO LORI BURROUGHS, INDIVIDUALLY, HER SUCCESSORS AND ASSIGNS, BY EXECUTOR'S QUITCLAIM DEED FROM LORI BURROUGHS, PERSONAL REPRESENTATIVE OF THE ESTATE OF PATRICIA R. HEINE, SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE AT NASHVILLE (PROBATE DIVISION), DOCKET NO. 18P66, RECORDED ON OCTOBER 4, 2018, OF RECORD IN INSTRUMENT NO. 20181004-0098487, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 703 LAWRENCE ST., OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of September, 2022.

Lori Burroughs (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2022, before me personally appeared Lori Burroughs, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of September, 2022.

Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $405,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

Notary Public
My commission expires:
File No. 2022-4877-MJ

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202210030109106

Certificate of Authenticity

I, Kristen Traini, 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 9/30/2022.

Date

Affiant Signature

9/30/2022

Date

State of TN
County of SUMNER

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

Notary's Signature
My Commission Expires: 10-21-2024

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER