Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 925322 DEEDWARR
10/05/2022 10:13:30 AM 2 pgs
Fees: $13.00 Taxes: $2,257.00

20221005-0109795

STATE OF ~~TENNESSEE~~ MICHIGAN
COUNTY OF KALAMAZOO

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00.

Lauren Shibley & Andrew Shibley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER, 2022.

Mary Ann Hoffmann
Notary Public

MY COMMISSION EXPIRES: 7/26/2027
(AFFIX SEAL)

Mary Ann Hoffmann
Notary Public, Kalamazoo County, MI
My Commission Expires 07/26/2027

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Matthew Burns and Francesca Burns, husband and wife 113 Sterling Oaks Court Brentwood, TN 37027	**New Owner**	172 05 0B 062.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Lauren Shibley and Andrew Shibley, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Matthew Burns and Francesca Burns, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 62, Phase 1, on the Plan of Sterling Oaks, as shown on plat of record in Plat Book 8250, page 998, Register's Office for said County, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Lauren Shibley and Andrew Shibley, wife and husband by Warranty Deed from Hemanth Kumar and wife, Nayana Ramachandra, dated 10/16/2015, of record in Instrument 20151027-0109000, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 113 Sterling Oaks Court, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this the 30th day of September, 2022.

Lauren Shibley

Andrew Shibley

STATE OF MICHIGAN

COUNTY OF Kalamazoo

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Lauren Shibley and Andrew Shibley with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 30th of September, 2022.

Notary Public

My Commission Expires:

(SEAL)

Mary Ann Hoffmann
Notary Public, Kalamazoo County, MI
My Commission Expires 07/26/2027