PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 928072 DEEDWARR
10/11/2022 02:34:52 PM 3 pgs
Fees: $18.00 Taxes: $6,660.00

20221011-0111528

Ivey Title, LLC Ref: (DM) Title No.: 62737
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Elizabeth K. Burch Matthew I. Burch 3713 Whitland Ave. Nashville, TN 37205	Truxton Trust Company 4525 Harding Rd, Suite 300 Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 10409022000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,800,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edwin Kirkland and Marie Kirkland, Co-Trustees of The Living Trust of Edwin and Marie Kirkland,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew I. Burch and Elizabeth K. Burch, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:
Land in Davidson County, Tennessee, being Lot No. 6 and the Northerly 100 feet front of Lot No. 29 on the Map of Mrytlewood, as of record in Book 547, page 106, Register's Office for said County.

Said Lot No. 6 is a triangular lot fronting 85 feet on the Southerly side of Whitland Avenue and running back 192 feet on the Easterly line and 209 feet on the Southwesterly line to a point in the North line of Lot No. 11, said point being 44 feet 6 inches West of the West line of Lot No. 8.

Said part of Lot No. 29 is a triangular lot fronting 100 feet on the Easterly side of Leonard Avenue and running back 209 feet on the Northeasterly line and 170 feet, more or less, on the Southwesterly line to the common corner of Lots No. 6 and 29, said corner being 44 feet 6 inches West of the West line of Lot No. 8. Property, together with and subject to a Quitclaim Deed of Easement of record in Book 8753, page 277, said Register's Office.

Being the same property conveyed to The Living Trust of Edwin and Marie Kirkland, Edwin Kirkland and Marie Kirkland, Co-Trustees by Warranty Deed from Gardner Bell and Jean Anne Tipps, husband and wife, dated May 19, 2022 and recorded on May 24, 2022 of record in Instrument No. 20220524-0060275, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Taxes for 2022, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 10409022000. All matters shown on the Plan of record in Book 547, page 106. Restrictive Covenant for Detached Structure of record in Inst. No. 20020927-0118123, said Register's Office. Easement for boundary fence and ingress and egress for pedestrian and vehicular traffic, of record in Book 8753, page 277, said Register's Office.

This is improved property, known as 3713 Whitland Avenue, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of October, 2022.

The Living Trust of Edwin and Marie Kirkland
By:

Edwin G. Kirkland Trustee
Edwin Kirkland, Co-Trustee

Marie Kirkland co-Trustee
Marie Kirkland, Co-Trustee

State of Tennessee

County of Davidson

On this 30th day of September, 2022, before me the undersigned authority, personally appeared, **Edwin Kirkland, Co-Trustee of The Living Trust of Edwin and Marie Kirkland,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

On this 4th day of October, 2022, before me the undersigned authority, personally appeared, **Marie Kirkland, Co-Trustee of The Living Trust of Edwin and Marie Kirkland,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,800,000.00.

Elizabeth K Bell
Affiant

Sworn and subscribed before me this 5th day of October, 2022.

Margaret H Taylor
Notary

My Commission Expires:

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024