Karen Johnson Davidson County
Batch# 931113 DEEDWARR
10/18/2022 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,733.45
20221018-0113721

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $468,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2022.

Carmen Coats

Notary Public
MY COMMISSION EXPIRES:
File No. G22-17291

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Meghan E. Conlan (NAME)	MORTGAGE INVESTORS GROUP (NAME)	50-4-26
1103 DUE WEST AVE NORTH (STREET ADDRESS)	8320 EWALKER SPRINGS CN #200 (STREET ADDRESS)	
MADISON, TN 37115 (CITY) (STATE) (ZIP)	KNOXVILLE, TN 37923 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Burnett Builders, Inc., a Corporation,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Meghan E. Conlan, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County. Tennessee. being Lot No. 64 in the Due West Valley Acres. not of record. but in the 11th Civil District of Davidson County, Tennessee. and described according to a survey made by H. R. Swann, Jr. Beginning at a point on the South side of Due West Avenue. and on the line between Lots 63 and 64; thence South with said line 227 feet. more or less to a dead line: thence with said dead line and easterly 100 feet to a point. and on the line between Lots 64 and 65. thence with said dividing between lots 66 and 65 North 227 feet to the Southerly margin of said Due West Avenue. thence with the same and Westerly 100 feet to the point of beginning. this being a part of the property conveyed by deed from N.M. Cunniff et ux to L.C. Cunniff et ux on January 10, 1952. see deed of record in Book 2033. page 253, Register's Office for Davidson County. Tennessee.

Being the same property conveyed to Burnett Builders, Inc., a Corporation by Deed dated October 31, 2019 from Christine S. Foster, unmarried woman, recorded November 6, 2019, in Instrument Number 20191106-0114581, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1103 Due West Avenue North, Madison, TN 37115.

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. Whenever 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 12th day of October, 2022.

Burnett Builders, Inc., a Corporation

By: _____
Lisa Gupton, Secretary

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Lisa Gupton, Secretary of Burnett Builders, Inc., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Secretary of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of October, 2022.

_____ My Commission Expires: _____
Notary Public

T. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-19-2026

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 October 18, 2022 (date of document).

Affiant Signature

October 18, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 18th day of October, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023