WARRANTY DEED

Karen Johnson Davidson County
Batch# 933552 **DEEDWARR**
10/25/2022 10:49:01 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20221025-0115621

W-JB-22-8681

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/11/2023
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeanne Barbara Couchman and Patrick Michael Carrick	**Third Federal Savings and Loan Association of Cleveland**	
(NAME)	(NAME)	
8681 Old Charlotte Pike	**7007 Broadway Avenue**	**112-00-0-080.00**
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143	**Cleveland, OH 44105**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HOLLY YARBROUGH BURNETT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEANNE BARBARA COUCHMAN, UNMARRIED, AND PATRICK MICHAEL CARRICK, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being a portion of a tract conveyed to Clifton E. Chester, Sr. et. al. by Warranty Deed dated June 8, 1956, from Charles Hale et. ux. of record in Book 2542, page 17, Register's Office for said County, described as follows:

Beginning at an iron stake in Dave Furgueson's line on Westerly margin of a proposed 25-foot road, Southwesterly corner of the tract or parcel herein conveyed; thence North 47 degrees 30 minutes West 164.3 feet to an iron pin; thence North 43 degrees East 194 feet to an iron stake; thence South 47 degrees 30 minutes East 200 feet to an iron stake; thence South 51 degrees 30 minutes West 195 feet to an iron stake, the point of beginning, containing 0.85 acres more or less.

Together with a 25 foot Easement for Ingress and Egress from the subject property to Old Charlotte Pike of record in Book 4008, page 894, said Register's Office.

Being the same property conveyed to Holly Yarbrough Burnett, married by Warranty Deed from Sam Miller/Tate and wife, Kathleen A. Wright of record in Instrument No. 20101102-0087684 Register's Office for Davidson County, Tennessee, dated October 29, 2010 and recorded on November 02, 2010.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- 25 Foot Private Roadway Easement of record in Book 4008, Page 894, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8681 Old Charlotte Pike, Pegram, Tennessee 37143**.

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 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 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 20th DAY OF OCTOBER, 2022.

Holly Yarbrough Burnett

Robert L. Burnett

Robert L. Burnett, spouse of Holly Yarbrough Burnett, hereby joins in this conveyance and does transfer and convey any and all marital interest Robert L. Burnett may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOLLY YARBROUGH BURNETT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of October, 2022.

Notary Public
My Commission Expires:
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT L. BURNETT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of October, 2022.

Notary Public
My Commission Expires:
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212