WARRANTY DEED

Karen Johnson Davidson County
Batch# 937012 DEEDWARR
11/02/2022 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20221102-0118504

JM-KW-22-905

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/26 (AFFIX SEAL)

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

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)
Kaitlin Frisch and Jarrett Lane	**NEW OWNER**	
(NAME)	(NAME)	**092-04-0-258.00**
905 11th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **TREVOR L. BURBANK, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAITLIN FRISCH AND JARRETT LANE, BOTH 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 Lot No. 34 on the Plan of Johnson Bransford's Subdivision of the Three Parts of Lot No. 158 in Judge John McNairy's House Tract of record in Plat Book 161, Page 146, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in the above description but EXCLUDED therefrom are those portions of Lot 34 described in the Deeds of record in Book 371, page 66 and Book 694, page 368, said Register's Office.

Being the same property conveyed to Trevor L. Burbank by Warranty deed from Laurel Lane nka Laurel Eastman, a married woman of record in Instrument No. 20190710-0067056 Register's Office for Davidson County, Tennessee, dated July 5, 2019 and recorded on July 10, 2019.

The subject property was not the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record in Plat Book 161, Page 146, 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: **905 11th Ave N, Nashville, Tennessee 37208**.

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 28th DAY OF OCTOBER, 2022.

Trevor L. Burbank

STATE OF ~~TENNESSEE~~ MO Missouri
COUNTY OF ~~DAVIDSON~~ St Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TREVOR L. BURBANK, 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 28th of October, 2022.

Notary Public
My Commission Expires: 8 5 25
(SEAL)

BRANDY Q. BOWDRY
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 13850871
My Commission Expires Aug 5, 2025

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

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 10/28/22 (date of document).

Regina Sullo
Affiant Signature

11/2/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2 day of NOV, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

