Karen Johnson Davidson County
Batch# 945921 DEEDWARR
11/30/2022 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,171.90
20221130-0125373

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $587,000.00.

Affiant

Subscribed and sworn before me this the 29th day of November, 2022.

Notary Public
My commission expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Stephanie Wendlandt	FILO Mortgage, LLC	104-02-3Q 005.00
201 A Burns Ave	500 OFFICE CENTER DR STE 400	
Nashville, TN 37203	WASHINGTON, PA 19034	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES ROBERT BURNS AND KATHY KOSYK BURNS, AS TRUSTEES OF THE BURNS FAMILY TRUST, DATED APRIL 25, 1997, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to STEPHANIE WENDLANDT, UNMARRIED, AND MICHAEL RAMIREZ, UNMARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain townhome located in Davidson County, Tennessee, being Unit No. 5 of 3208 Long Townhomes, A Townhome Planned Unit Development (A Horizontal Property Regime with Private Elements), established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 , et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 3208 Long Townhomes, A Townhome Planned Unit Development (A Horizontal Property Regime with Private Elements), of record in Instrument Number 20180628-0062581, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to James Robert Burns and Kathy Kosyk Burns, as Trustees of the Burns Family Trust, dated April 25, 1997, by deed dated 01/26/2021, from William Craig Beard and Abigail Laine Beard, husband and wife, of record in Instrument No. 20210129-0013656, Register's Office for said County.

Also being the same property conveyed to William Craig Beard and Abigail Laine Beard, husband and wife, by deed dated 08/16/2019, from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190819-0082983, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 201 A Burns Ave, Nashville, TN 37203.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 29th day of November, 2022.

James Robert Burns and Kathy Kosyk Burns, as Trustees of the Burns Family Trust, dated April 25, 1997

BY: James Robert Burns, Trustee
James Robert Burns, Trustee

BY: Kathy Kosyk Burns, Trustee
Kathy Kosyk Burns, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James Robert Burns and Kathy Kosyk Burns, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be the trustees of the within named bargainor, the Burns Family Trust, dated April 25, 1997, and that they, as such trustees, executed the foregoing instrument for the purposes therein contained by signing the name of the the Burns Family Trust, dated April 25, 1997 by the said James Robert Burns and Kathy Kosyk Burns as such trustees.

Witness my hand and official seal this 29th day of November, 2022.

My commission expires: 9/21/26

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

202211300125373

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11-29-22.

Affiant Signature

11-30-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

202211300125373