Karen Johnson Davidson County
Batch# 952788 DEEDWARR
12/19/2022 09:29:30 AM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20221219-0130643

This instrument prepared by Bill W. Pemerton, Esq. (TN Bar ID: 024564), 735 Broad Street, Suite 306, Chattanooga, TN 37402

Record and Return to: Interstate Title & Escrow, LLC, 414 Union Street, Ste 1900, Nashville, TN 37219

Order Number: TN22-0013

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **R JAMES WALLER** and **TINA WALLER,** husband and wife, for Three Hundred Forty Thousand and No/100 Dollars ($340,000.00) and other valuable consideration paid, warrants the title against all person whomsoever and do hereby conveys unto the Grantee(s), **JASON BURNETT** and **JEANA BURNETT,** married to each other, as tenants by the entireties, whose address is 908 Debow Street, Old Hickory TN 37138 the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Village of Old Hickory, Section "D" of record in Plat Book 1424, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor(s) do hereby covenant with the Grantee(s) that they are lawfully seized of the above-described real estate, that they have good right to sell and convey the said real property and that the property is unencumbered except as to:

Subject to easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 044-15-0-111.00
Street address of property: 908 Debow Street, Old Hickory, TN 37138
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20041130-0142398 in the Recorder's Office, Davidson County, Tennessee.

PCLTN22-0013DWAR01010103

202212190130643

Mail Tax Statements to: Jason Burnett and Jeana Burnett,

Signed this 16 day of December, 2022.

Signatures of Grantors:

R James Waller

Tina Waller

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 16 day of December, 2022 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came R James Waller and Tina Waller, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

SHARON ADELAIDE HENRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 9/8/2025

PCLTN22-0013DWAR01010203

Property Address: 908 Debow Street, Old Hickory, TN 37138
Tax Parcel: 044-15-0-111.00

Oath of Consideration

I or we, R James & Tina Waller, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $340,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 16 day of December, 2022.

Signatures of Affiant(s):

Printed Name R James Waller

Tina Waller

Printed Name Tina Waller

Sworn and subscribed before me this 16 day of Dec, 2022

Notary Public

SHARON ADELAIDE HENRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 9/8/2025

PCLTN22-0013DWAR01010303

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 December 19, 2022 (date of document).

Affiant Signature

December 19, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 19th day of December, 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