This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-19955-LV

Karen Johnson Davidson County
Batch# 960786 DEEDWARR
01/12/2023 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230112-0002834

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is ~~$300~~,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of January, 2023.

Notary Public
My Commission Expires: 4/23/2025

Crystal Johnson
State of Tennessee Notary Public
Sumner County

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michelle Dawn Cooley, Kelly Don Cooley, McKinsay Dawnn Burnside, and Kyle Max Burnside	United Wholesale Mortgage 585 South Blvd. E Pontiac, MI 48341	133 13 0 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **James Raegan Echols and wife, Mary Ann Sledge Echols**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kelly Don Cooley and Michelle Dawn Cooley, husband and wife and McKinsay Dawnn Burnside and Kyle Max Burnside, wife and husband**, hereinafter called the Grantee(s), 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. 671 on the Plan of Caldwell Hall, Section VII, of record in Book 3300, Page 19, Register's Office for Davidson County, Said Lot No. 671 fronts 80 feet on the South side of Elysian Fields Road and runs back 105.8 feet on the West line and 140.1 feet on the east line to a dead line in the rear on which it measures 87.1 feet.

Being the same property conveyed to James Raegan Echols and wife, Mary Ann Sledge Echols, as tenants by the entirety by Quit Claim Deed from James Raegan Echols of record as Instrument No. 50791 (book) 7603 / (page) 503 in the Register's Office for Davidson County, Tennessee, dated July 15, 1988 and recorded on July 19, 1988.

This is improved property located at: **613 Elysian Fields Road, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his/her/their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10 day of January, 2023.

GRANTOR

James Raegan Echols

Mary Ann Sledge Echols

STATE OF ~~TENNESSEE~~ Iowa
COUNTY OF Linn

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Raegan Echols and Mary Ann Sledge Echols, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10 day of January, 2023.

NOTARIAL SEAL IOWA
BLAISE ALEX RASHIDI
Commission Number 842598
My Commission Expires
09-27-25

Notary Public
My Commission expires: 09-27-25

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 1/10/2023 (date of document).

Affiant Signature

1/12/2023
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 12 day of Jan., 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County