Karen Johnson Davidson County
Batch# 961419 **DEEDWARR**
01/17/2023 10:35:08 AM 2 pgs
Fees: $13.00 Taxes: $2,849.00

20230117-0003542

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 770,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of January, 2023

Notary Public

MY COMMISSION EXPIRES: 4/13/24

(AFFIX SEAL)

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendy Burch and Stephen Mayo Burch	New Owner	104-02-3R-006.06
(NAME) 119 Acklen Park Drive, Unit 202	(NAME)	
(ADDRESS) Nashville TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RANDALL SANDERS AND VIRGINIA SANDERS, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WENDY BURCH AND STEPHEN MAYO BURCH, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTEES, 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 all of Unit 202 The Brio Condominium on Exhibit "C" Declaration of Covenants and Restrictions for The Brio Condominiums of record in Instrument No. 20180629-0062963, as amended in Instrument No. 2020812-0089899 and Instrument No. 2020820-0093893, Register's office for Davidson County, Tennessee, reference is made for a more complete description of the said property. Included with this conveyance are parking spaces 5 and 6 as shown on Exhibit C of the amended declaration declaration recorded in Instrument No. 20200820-0093893.

Being part the same property conveyed to Randall Sanders and Virginia Sanders, husband and wife by Deed dated July 7, 2021 from HV Urban, a Tennessee Partnership, recorded July 12, 2021, in Instrument Number 20210712-0093129, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 119 Acklen Park Drive, Unit 202, Nashville, TN 37203

LT&E File #19814

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. 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 12 day of January, 2023

Randall Sanders

Virginia Sanders

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12 day of January, 2023, before me personally appeared Randall Sanders and Virginia Sanders, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12 day of January, 2023.

Notary Signature
My commission expires: 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY