Karen Johnson Davidson County
Batch# 965900 DEEDWARR
01/31/2023 08:13:30 AM 4 pgs
Fees: $23.00 Taxes: $2,774.63
20230131-0006992

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

FELICIA KIELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $749,900.00.

Amanda Allen
Affiant

Subscribed and sworn to before me, this 27th day of January, 2023.

Notary Public

My Commission Expires: 11-2-2026

Address New Owner As Follows:
Andrew Scott Burd
939 A Spain Avenue
Nashville, TN37216

Send Tax Bills To:
United Wholesale Mortgage
585 South Blvd E
Pontiac MI 48341

Map-Parcel Number:
072-09-3H-001.00 CO

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HR PROPERTIES OF TENNESSEE, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor, has bargained and sold, and by these

presents does transfer and convey unto **ANDREW SCOTT BURD, A SINGLE MAN,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit A on the plan of 939 Spain Avenue Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 939 Spain Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210903-0118788, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.
>
> Being a part of the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership, by deed from DeWayne B. Fulton and Carlton Cornett, a married couple, of record in Instrument No. 20210903-0118787, dated August 30, 2021, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2023 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 161, Page 129, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record 20210903-0118788, said Register's Office.

4. Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill instrument of record in Instrument No. 20221213-0129264, said Register's Office.

This is improved property known as: 939A Spain Avenue, Nashville, TN 37216.

{Signature page to follow}

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, his heirs and assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 27th day of January, 2023.

HR PROPERTIES OF TENNESSEE,
a Tennessee general partnership

By: _____
Galen Scott Haley, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GALEN SCOTT HALEY, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 27th day of January, 2023.

_____
Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

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 January 30, 2023 (date of document).

Affiant Signature

January 30, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 30th day of January, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023