Karen Johnson Davidson County
Batch# 968213 DEEDWARR
02/06/2023 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20230206-0008652

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3 DAY OF FEBRUARY, 2023

Notary Public

MY COMMISSION EXPIRES: 12/06/2026
(AFFIX SEAL)

ALLISON TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES 12/06/2026

THIS INSTRUMENT WAS PREPARED BY
Providence Title, L.L.C. 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Joshua Burfeind and Maizie Burfeind	SEND TAX BILLS TO: NEW OWNERS	MAP-PARCEL NUMBERS
(NAME)	(NAME)	
4221 CHESNEY GLEN DR.	4221 CHESNEY GLEN DR.	087010A06800CO
(ADDRESS)	(ADDRESS)	
HERMITAGE TN 37076	HERMITAGE TN 37076	
(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, **Thomas A. Brandt, a single man,** HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maizie Burfeind and Joshua Burfeind, 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 Lot No. 142 on the Plan of Section 1A, Chesney Glen, of record in Book 9700, Page 288, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas A. Brandt, a single man, by virtue of that certain Warranty Deed dated August 1, 2016, and being of record at Instrument No. 20160803-0080140 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at The Register's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4221 Chesney Glen Dr, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 2nd day of February, 2023.

Thomas A. Brandt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Thomas A. Brandt**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of February, 2023.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **February 2, 2023**.

Date

Affiant Signature

February 6, 2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **6** day of **February**, 20**23**.

Notary's Signature

My Commission Expires: 05/23/2023
Date

Notary's Seal (if on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner