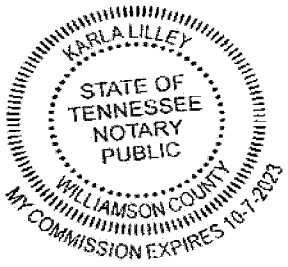
Karen Johnson Davidson County
Batch# 968347 DEEDWARR
02/07/2023 11:44:30 AM 4 pgs
Fees: $23.00 Taxes: $2,701.00
20230207-0008883



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $730,000.00.

Affiant

Subscribed and sworn to before me, this 3 day of February, 2023.

Notary Public

My commission expires: 10/7/2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Todd C. Burns and Brenda Burns	**Mortgage Investor Group**	**172-14-0B-046.00-CO**
4809 Redcastle Ridge	**8320 East Walker Springs Lane, Suite 200**	
Nashville, TN 37211	**Knoxville, Tennessee 37923**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Joseph L. Kerr, Sr. and Karen C. Godley, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Todd C. Burns and Brenda Burns, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Cluster Lot Development, Winfield Park, Phase 1, Section 1, Revision 1 of record in Plat at Instrument No. 20010313-0024108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph L. Kerr, Sr. and Karen C. Godley, husband and wife, by Warranty Deed from Darren W. Engers and Julie Le Engers, husband and wife, of record in Instrument No. 20160323-0027489, Register's Office for Davidson County, Tennessee, dated March 22, 2016 and recorded on March 23, 2016.

This is improved property known as **4809 Redcastle Ridge, Nashville, TN 37211.**

SP 11/2015

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, 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.

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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 24th day of January, 2023.

Joseph L. Kerr, Sr.

Karen C. Godley

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Joseph L. Kerr, Sr. and Karen C. Godley, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 24th day of January, 2023.

Notary Public
My Commission Expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

SolomonParks File No. 22-000894-524

SP 11/2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Cluster Lot Development, Winfield Park, a Planned Unit Development, Phase 1, Section 1, Revision 1, of record in Instrument No. 20010313-0024108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Todd C. Burns and Brenda Burns by deed from Joseph L. Kerr, Sr. and Karen C. Godley, husband and wife of record as Instrument No._____, said Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 1.24.2023 (date of document).

Affiant Signature

1.24.2023

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 24th day of JANUARY, 2023.

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25