Karen Johnson Davidson County
Batch# 973419 DEEDWARR
02/23/2023 10:00:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20230223-0012753

Prepared By & Return To:
Tennessee Title Services LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-23-172

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of February, 2023

Notary Public

Commission Expires:

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Garrison Burgess and Rachel Burgess 1120 Palmer Avenue Madison, TN 37115	New Owner	043 01 0 315.00

WARRANTY DEED

FOR AND IN 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, I/WE,

ANG Homes, Inc., a Tennessee Corporation

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Garrison Burgess and Rachel Burgess, a married couple

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. 4 on the Preliminary and Final Plat for Stinson Estates, of record in Plat at Instrument No. 20020501-0053635, 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 by Warranty Deed from Universal Builders LLC to Jimmie Ruth White, recorded December 5, 2003, as Instrument No. 20031205-0175403 in Davidson County, Tennessee Register of Deeds. The said Jimmie Ruth White died intestate on January 16, 2010, leaving Danny Warren, Jackie White, Yolanda Hale a/k/a Yolanda White Hale, Bradford Lee White a/k/a Brad White a/k/a Bradford Lawrence

White, Susan Warren a/k/a Susan Eaton, Shannon Angela Berkeley a/k/a Shannon Bailey a/k/a Shannon Warren, Richard Warren, Christina Warren, James Warren, Jr. a/k/a James Wayne Warren a/k/a Wayne Warren, Lisa Chandler, Wendellyn Fox, Jacob Ryan Essary, Cassey Essary, Rebeca Hogeboon, Sherry Essary a/k/a Sherry Huffman a/k/a Sherrie Huffman, Stephen Essary a/k/a Steve Essary, Ralph Beckham, Leanne Ludy a/k/a Jimmie Leann Ludy, Dana Clark a/k/a Dana Newland a/k/a Dana Ray Clark, and Jay Clark a/k/a James Clark as his/her heirs at law as evidenced in Affidavit of Heirship recorded August 17, 2022, as Instrument No. 20220817-0093337 and Affidavit of Heirship recorded August 17, 2022, as Instrument No. 20220817-0093338 and as evidenced in File No. 21P1186, Probate Court Clerk's Office for Davidson County, Tennessee.

BEING the same property conveyed by Warranty Deed from Danny Warren, Jackie White, Yolanda Hale a/k/a Yolanda White Hale, Bradford Lee White a/k/a Brad White a/k/a Bradford Lawrence White, Susan Warren a/k/a Susan Eaton, Shannon Angela Berkeley a/k/a Shannon Bailey a/k/a Shannon Warren, Richard Warren, Christina Warren, James Warren, Jr. a/k/a James Wayne Warren a/k/a Wayne Warren, Lisa Chandler, Wendellyn Fox, Jacob Ryan Essary, Cassey Essary, Rebeca Hogeboon, Sherry Essary a/k/a Sherry Huffman a/k/a Sherrie Huffman, Stephen Essary a/k/a Steve Essary, Ralph Beckham, Leanne Ludy a/k/a Jimmie Leann Ludy, Dana Clark a/k/a Dana Newland a/k/a Dana Ray Clark, and Jay Clark a/k/a James Clark to ANG Homes, Inc, Tennessee Corporation, recorded August 19, 2022, as Instrument No. 20220819-0094012 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1120 Palmer Avenue, Madison, TN 37115

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 so 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.

Dated this the 17th day of February, 2023.

ANG Homes, Inc., a Tennessee Corporation

By: Alexandra Terry, president
Alexandra Terry, President

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner

Before me, Chasity Petty of the state and county mentioned, personally appeared Alexandra Terry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of ANG Homes, Inc., the within named bargainor, a Corporation, and that such Alexandra Terry as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand and seal, at office in Hendersonville this 17th day of February, 2023.

Chasity Petty
Notary Signature

Printed Name: Chasity Petty

My commission expires: 9.27.2026

CHASITY PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/27/2026
SUMNER COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 2/17/23 (date of document).

Jennifer L. Pennell

2/23/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23 day of February, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

