This Instrument Prepared By:
CloseTRAK, LLC
6225 Quintard Street #101
Arlington, TN 38002

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-20398-RR

WARRANTY DEED

THIS INDENTURE IS made and entered into this **the 9th** day of **March, 2023,** by and between **BURKETT HOMES, INC., a Tennessee Corporation**, party of the first part, and **William McLaughlin and MaryAnn McLaughlin, husband and wife,** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the party of the second part the following described real estate, situated in Davidson County, Tennessee:

See Legal Description Attached as Exhibit "A"

TO HAVE AND TO HOLD the above described real estate, together with all of the appurtenances and heridaments thereunto belonging or in any wise appertaining unto the party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

all subdivision restrictions, building lines, easements, zoning and planning ordinances, and other municipal regulations including those of record in Plat Book 843, Page 38; Declaration of Covenants, Conditions, and Restrictions of record at Instrument No. 20210922-0127463; Assessments levied by Homes at 1603 Porter Association, Inc.; Charter of record at Instrument No. 202110140137930, all in said Register's Office; and except for 2023 Davidson County Metropolitan taxes, not yet due and payable.

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 party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

Karen Johnson Davidson County
Batch# 979275 DEEDWARR
03/10/2023 12:00:30 PM 4 pgs
Fees: $23.00 Taxes: $2,404.63
20230310-0017487

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

BURKETT HOMES, INC.

By: _____
Ronald E. Burkett, President

STATE OF TENNESSEE
COUNTY OF } SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronald E. Burkett**, to me known (or proved to me on the basis of satisfactory evidence to be) and who, upon oath, acknowledged himself/herself to be the **President** of **Burkett Homes, Inc.**, the within named bargainer, a corporation, and that he/she, as such **President**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as such **President**.

WITNESS my hand and Notarial Seal at office this 9th day of MARCH, 2023.

MELISSA A. DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES 10/04/2025

_____
Notary Public
My commission expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $649,900.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the 10th day of March, 2023.

_____
Notary Public

MICHAEL FERRIGNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2026

My commission expires:

Owner and Property Address:
William McLaughlin and MaryAnn McLaughlin
~~1603 A Porter Avenue~~
~~Nashville, TN 37206~~
1510 Riverside Dr. #4
Nashville, TN 37206

Mail Tax Bills to:
William McLaughlin and MaryAnn McLaughlin
~~1603 A Porter Avenue~~
~~Nashville, TN 37206~~
1510 Riverside Dr. #4
Nashville, TN 37206

Tax ID Number: 072-152Q-001.00

Return To:
MidTOWN Title, LLC
1704 Charlotte Ave. #105
Nashville, TN 37203

EXHIBIT "A"

A certain unit located in Davidson County, Tennessee, being Unit A of Homes at 1603 Porter, a Horizontal Property Regime with Private Elements, established under the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1603 Porter, a Horizontal Property Regime of record in Instrument No. 20210922-0127463, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being a portion of the same property conveyed to Burkett Homes, Inc., a Tennessee Corporation by Warranty Deed from Marsha Bailey, unmarried of record at Instrument No. 20210730-0102601, dated July 21, 2021 and recorded July 30, 2021, in the Register's Office of Davidson County, Tennessee.

Tax Parcel Number: 072-152Q-001.00

Certificate of Authenticity

I, Rozalind Ruth, do hereby make oath that I am 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 3/10/2023.

Rozalind Ruth
Affiant Signature

3/10/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th day of March, 2023.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

