Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

Name and Address of New Owner
Howard Burwell, III and Lauren Burwell
320 Bournemouth Lane
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 992242 DEEDWARR
04/14/2023 10 32 35 AM 2 pgs
Fees $13 00 Taxes. $3,107 63

20230414-0027432

Send Tax Bills To. Morgan Stanley Bank
~~New Owner~~ 4710 Interpointe Blvd, Ste 400
Cincinnati, OH 45246

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No. 087100A03300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lindsey M. Vallett, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Howard Burwell, III and his wife, Lauren Burwell,** "the Grantees," the following described real estate in Davidson County, Tennessee.

Land In Davidson County, Tennessee, being Lot No. 133, on the final plat of Aarons Cress, a Cluster Lot Development, Phase 1B, filed for record as Instrument No. 20070910-0108427, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof

Being the same property conveyed to Lindsay M Vallett, a single woman by Warranty Deed from Allen G Huber and wife, Susan Huber, dated October 30, 2017, of record in Instrument No. 20171102-0112558, Registers Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2023 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

Improved property known as· 320 Bournemouth Lane, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of April, 2023

Lindsey M. Vallett (SEAL)
Lindsey M. Vallett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of April, 2023, before me personally appeared Lindsey M Vallett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of April, 2023.

WILLIAM D CASTLEMAN JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 05/09/2023

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $839,900 00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Kim Draves
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 13th day of April, 2023.

Kayla R. Johnson
Notary Signature
My commission expires: 03-23-27

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY