WARRANTY DEED

File #23111

Karen Johnson Davidson County
Batch# 1004081 DEEDWARR
05/16/2023 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,246.90
20230516-0036643

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-6-2025

AFFIX SEAL

ROBERT E. SEALS BRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Patrick Hodge and Eunyoung Lee	Mutual of Omaha Mortgage, Inc.	161-15-0B-022.00-CO
(NAME)	(NAME)	
541 Swiss Avenue	1 East 22nd Street, Ste 401	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Lombard, IL 60148	
(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, I, **Lee Holcomb Burke, Jr., an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Patrick Hodge and Eunyoung Lee, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 22 as described according to Exhibit "D" attached to said Master Deed for Rosemonte Townhomes, Phase 1, of record in Instrument No. 20051117-0138877, as amended in Instrument No. 20070517-0059078, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Tammy Russell by Warranty Deed from Affordable Housing Resources, Inc., recorded on November 28, 2006, of record in Instrument No. 20061128-0146710. A Conservatorship was subsequently established for Tammy Russell, also known as Tammy Ann Russell, in Case No. 2020-PR-11076 in the Chancery Court for Williamson County, Tennessee, and Leona Jane Russell was appointed Conservator. See Agreed Order Appointing Conservator and Order Approving Sale of Real Property, both recorded simultaneously herewith in Instrument Nos. 20230516003664 1 and 20230516003664 2, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lee Holcomb Burke, Jr. by Warranty Deed from Tammy Russell, an unmarried woman by Leona Jane Russell, as Conservator of record in Instrument No. 20201229-0154348, in the Register's Office for Davidson County, Tennessee, dated December 22, 2020 and recorded on December 29, 2020 and Scriveners Affidavit recorded on March 25, 2021 in Instrument No. 20210325-0039755.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 541 Swiss Avenue, Nashville, TN 37211
(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 16th day of May, 2023.

Lee Holcomb Burke, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Lee Holcomb Burke, Jr.**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of May, 2023.

My commission expires: 7-2024

Notary Public

DANIEL HEARD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 16th day of May, 2023

Robert L. Scruggs, Affiant 5/16/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 16th day of May, 2023

Notary's Signature

My Commission Expires: 9-8-2025

