Karen Johnson Davidson County
Batch# 1010490 DEEDWARR
06/02/2023 10.49 00 AM 2 pgs
Fees $13 00 Taxes $2,049 80
20230602-0041812

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $554,000 00

Edna S Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES 1-8-24
(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No . P23-6036-WE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Charles V. Smith and Edna S. Smith	NEW OWNER	129110A00800CO
(NAME)	(NAME)	
103 Emma Neuhoff Court		
(ADDRESS)	(ADDRESS)	
Nashville TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Fifty-Four Thousand And No/100 Dollars ($554,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOHN BURKE AND WIFE, DAWN BURKE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES V SMITH AND WIFE, EDNA S SMITH, 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 Unit No 103, of The Cloister at St Henry, Phase 1-B, of Lot 2, a horizontal property regime established by Master Deed of record in Book 6237, page 665, as amended in Book 6834, page 449 and the Declaration of Restrictions, Covenants and Easements recorded as Instrument No 20101228-0102374, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned amendment to said Master Deed and on Exhibit "B" to the aforementioned Declaration

Being the same property conveyed to John Burke and Dawn Burke, husband and wife by Warranty deed from Alvin Mazur and Peggy Mazur, husband and wife, (by and through their attorney-in-fact Alicia Ruth Mazur Berg of record in Instrument No. 20190702-0064433) of record in Instrument No 20190702-0064434 Register's Office for Davidson County, Tennessee, dated June 28, 2019 and recorded on July 02, 2019

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 103 Emma Neuhoff Drive, Nashville, TN 37205

(House No.) (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 our hands this 1 day of ~~May~~ June, 2023

John Burke

Dawn Burke by John Burke, Attorney-in-Fact Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Burke**, 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 acknowledged that he executed the within instrument of the purposes therein contained. Witness my hand and official seal this the 1 day of ~~May~~ June, 2023.

My Commission Expires. 1-8-24

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the with named **John Burke,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Dawn Burke** as his Attorney in Fact, as the free act and deed of the within named **Dawn Burke.** Witness my hand and official seal this the ~~May~~ June, 2023

My Commission Expires: 1-8-24

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE