Karen Johnson Davidson County
Batch# 1029958 DEEDWARR
07/24/2023 10 56 44 AM 2 pgs
Fees $13 00 Taxes $1,017 50
20230724-0056768

This Instrument Prepared by & Return to.
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David M. Christian, Sr. Jennifer L. Christian 1015 Prestwick Lane Gallatin, TN 37066	David M. Christian, Sr. Jennifer L. Christian 1015 Prestwick Lane Gallatin, TN 37066	053160-174.00

THIS INDENTURE, made this 19th day of July 2023 between

Donnie R. Burkeen, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

David M. Christian, Sr. and wife, Jennifer L. Christian

of Sumner County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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. 43 on the Plan of King Court, Section Three of record in Plat Book 7900, Page 958 and amended in Book 9708, Page 522, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot. Jeffrey Alan Walters resigned as Trustee, pursuant to the terms of the Trust, T. Dwight Geer is current Trustee.

Being the same property conveyed to Donnie R. Burkeen by Warranty Deed dated 5/15/2020 from The T. Dwight Geer Irrevocable Living Trust UA/D February 18, 2005, under the laws of South Carolina, T. Dwight Geer, Trustee, with Power to convey without the joinder of any beneficiary of record in Instrument No. 20200527-0054476, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 508 Wilma Ct., Old Hickory, TN 37138.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, their heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2023 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case July demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his hand and seal the day and year first above written.

Donnie R. Burkeen by
Donald G. Burkeen, attorney in fact
Donnie R. Burkeen by Donald G. Burkeen, attorney in fact

Durable Power of Attorney of record in Instrument No. 20230406-0025319, Register's Office for Davidson Co., Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of July 2023, before me personally appeared Donald G. Burkeen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of Donnie R. Burkeen and who acknowledged that he/she executed the same as the free act and deed of Donnie R Burkeen.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 19th day of July 2023.

Melissa Heavener
Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $275,000.00.

Donald G Burkeen
Affiant

Sworn to and subscribed before me, this 19th day of July 2023

Melissa Heavener
Notary Public

