Karen Johnson Davidson County
Batch# 1033061 DEEDWARR
08/01/2023 02:44:30 PM 4 pgs
Fees: $23.00 Taxes: $980.50
20230801-0059399

Name and Address of New Owner:
Equity Trust Company, Custodian, FBO Jack Friedman IRA
1007 Carolyn Ave
Nashville, TN 37216

Send Tax Bills To:
Equity Trust Company, Custodian, FBO Jack Friedman IRA
1007 Carolyn Ave
Nashville, TN 37216

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 052-02-0-207

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, **Harry R. Burnett, and wife, Judy R. Burnett**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Equity Trust Company, Custodian, FBO Jack Friedman IRA,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee

Being Lot No. 8 and 9 of Block "A", on the revised Plan of Rainbow Terrace, as shown on plat of record in Plat Book 1130, Page 85, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Harry R. Burnett and wife, Judy R. Burnett, by Warranty Deed dated May 30, 1997 from Michael R. Hopper, unmarried, recorded June 4, 1997 in Book 10478, Page 492 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 28th day of July, 2023.

_____(SEAL)
Harry R. Burnett

_____(SEAL)
Judy R. Burnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of July, 2023, before me personally appeared Harry R Burnett and Judy R. Burnett, 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 28th day of July, 2023.

_____
Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $265,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jack H. Friedman
(Affiant)

Sworn to and subscribed before me this
28th day of July, 2023.

Notary Public
My commission expires: _____
File No. 2023-6154-TS

KARA L. WALL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
05/09/2026
COUNTY OF DAVIDSON

I, Kara Wall, 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 7/28/23 (date of document).

Affiant Signature

Date 8/1/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025