Karen Johnson Davidson County
Batch# 1033399 DEEDWARR
08/02/2023 08:39:30 AM 2 pgs
Fees: $13.00 Taxes: $84.42
20230802-0059504

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owner(s)
Phillip R. Burnett and
Brandy Burnett
105 Rose Street
Nashville, TN 37210

Send Tax Bills To
Same

Map-Parcel No.
119 02 0 145.00

Warranty Deed

Grantor: Phillip R. Burnett
Grantee: Brandy Burnett

That for the consideration hereafter expressed, Grantor has bargained and sold, and hereby transfers and conveys to Grantee, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 51 on the Map of the Re-subdivision of Lot Nos. 7, 8, 9, 10 and part of Lot Nos. 6, 11, 12, and 13 Cumberland Nurseries, as of record in Book No. 332, Page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 51 fronts 50 feet on the southerly side of Rose Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Phillip R. Burnett by deed from Lynn Conklin, Terry Blaine Carty, Susan Adelle Carty Wilburn, and Mark Franklin Carty, of record in Instrument Number 20210305-029276, Register's Office for Davidson County, Tennessee.

The effect of this conveyance is to vest an undivided fee simple interest with a value of $22,816.00 in the Grantee, who holds this partial interest as tenants in common with right of survivorship with Phillip R. Burnett.

This is improved property, known as: 105 Rose Street, Nashville, TN 37210.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs, successors, and assigns, in fee simple forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of this property in fee simple, have a good and lawful right to convey it, and that the property is free and unencumbered with the exception of all applicable zoning and building regulations, all visible easements, restrictions, and limitations of record.

Grantor covenants and binds Grantor, Grantor's heirs and legal representatives, to warrant and forever defend the title to this property against the lawful claims and demands of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Signed on July 28, 2023.

Phillip R. Burnett, Grantor

State of Tennessee
County of Sumner

On July 28, 2023, before me personally appeared Phillip R. Burnett, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Barbara Boone McGinnis

Notary Public

My commission expires: 4/26/2027

BARBARA BOONE McGINNIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 04/26/2027
SUMNER COUNTY

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $22,816.00.

Brandy Burnett

Brandy Burnett, Grantee

Sworn to and subscribed before me on July 28, 2023.

Notary Public: Barbara Boone McGinnis

My commission expires: 4/26/2027

BARBARA BOONE McGINNIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 04/26/2027
SUMNER COUNTY

TRUE Copy Certification

I, Sarah Chapman, do hereby make oath that I am 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 ~~July 28, 2023.~~ August 1, 2023

Signature: Sarah A

Date: August 1, 2023

State of Tennessee
County of Sumner

Sworn to and subscribed before me on ~~July 28, 2023.~~ August 1, 2023

Notary's Signature: Debra Y. King

My Commission Expires: 04-22-2026

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER