WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/22/24
(AFFIX SEAL)

CONNIE GILL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD My Comm. Expires 3/22/2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kyle Burton and Deanna Ensley	New Owner	Parcel ID: 025 08 0A 167.00
(NAME)	(NAME)	
505 Killarney Park		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Bella Nicole Umontuen, an unmarried woman,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DeAnna Ensley and Kyle Burton, joint tenants with full right of survivorship,** 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: * wife and husband.

Land in Davidson County, Tennessee, being Lot No. 167 on the Final Plat, Parkview Preserve, Phase 2, of record in Instrument No. 20191112-0116375, in the Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bella Nicole Umontuen by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated April 8, 2021 and recorded April 9, 2021 in Instrument No. 20210409-0047415, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Karen Johnson Davidson County
Batch# 1034505 DEEDWARR
08/04/2023 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,368.63
20230804-0060308

unimproved ☐

This is improved ☒ property, known as 505 Killarney Park, Goodlettsville, TN 37072

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 14th day of July, 2023

PW

Bella Nicole Umontuen

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Bella Nicole Umontuen, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of July, 2023.

Notary Public

My Commission Expires:

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 7/14/23 (date of document).

Affiant Signature

7/31/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

