Karen Johnson Davidson County
Batch# 1037313 DEEDWARR
08/11/2023 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20230811-0062480

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~355,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 03/01/2025

(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File #23-PA-0423-P

**PREPARED BY & RETURN TO:**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Jose Alfaro Talavera** (NAME) | **New Owner** (NAME) | **120-05-0-163.00** |
| **423 Glenpark Drive** (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37217** (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES C. BURRIDGE, TRUSTEE F/B/O OF THE WARNER TRUST RESTATED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSE ALFARO TALAVERA, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 5B9 on the Plan of Glengarry Park, Section 5B, of record in Plat Book 3500, Page 8, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a made complete description.

Less and Excluding an easement recorded in Book 3647, Page 7, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Glenpark Investment Trust, Charles C. Burridge by Trustee's deed from Charles C. Burridge, Trustee of record in Instrument No. 20140529-0045960 Register's Office for Davidson County, Tennessee, dated May 27, 2014 and recorded on May 29, 2014.

Further being the same property conveyed to Charles C. Burridge, Trustee, f/b/o the Warner Trust Restated by Quitclaim deed from Charles C. Burridge, Trustee, f/b/o Glenpark Investment Trust of record in Instrument No. 20150206-0011156 Register's Office for Davidson County, Tennessee, dated January 01, 2015 and recorded on February 06, 2015.

Harrison B. Burridge, as Grantor and Beneficiary of the Warner Trust Restate, does hereby join in the execution of this deed to acknowlege his consent and transfer any and all interest of the aforesaid Trust to said Grantee.

This conveyance is subject to:
*County of Davidson taxes for the year 2023 and thereafter, not yet due and payable.
* All matters shown on the Plan of record in Plat Book 3500, Page 8, Register's Office for Davidson County, Tennessee.
* Restrictions of record in Book 3501, Page 635, Book 1788, Page 349, Book 2796, Page 604, in the Register's Office for Davidson County, Tennessee.
* Easement of record in Book 3647, Page 7, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **423 Glenpark Drive, Nashville, TN 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 9th day of August, 2023.

**Warner Trust Restated**

By: Charles C. Burridge, Trustee
Charles C. Burridge, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Charles C. Burridge, Trustee of the Warner Trust Restated, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand, at office, this 9 day of August, 2023.

C. Loy Carney
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

**Warner Trust Restated**

By: Harrison Burridge
Harrison B. Burridge, Grantor & Beneficiary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County,personally appeared Harrison B. Burridge, Grantor and Beneficiary of the Warner Trust Restated, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand, at office, this 21st day of ~~August~~ July (TLP), 2023.

Megan Paulus
Notary Signature
My commission expires: 11/2/26

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Certificate of Authenticity

I, China Hendrix, 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 8/9/23.

Date

Affiant Signature

8/9/23
Date

State of TN

County of Williamson

Sworn to and subscribed before me this 9th day of August, 2023.

Notary's Signature

My Commission Expires: 10/2/2023
Date

Notary's Seal (if on paper)

