Karen Johnson Davidson County
Batch# 1056859 DEEDWARR
10/03/2023 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20231003-0077789

WARRANTY DEED

BURWELL-T23124

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd DAY OF October, 2023.

Notary Public

(Affix Seal)

My Commission Expires: 1-6-25

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Autumn Burwell	SAME	52-5-57
266 Emmitt Avenue	266 Emmitt Ave	
Madison, TN 37115	Madison, TN 37115	

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, I/we, BRADLEY THREATT, UNMARRIED hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto AUTUMN BURWELL, a single woman, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, 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. 26 of Block "I:, Revised Plan of Power and Roth of Madison Park, as of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 60.0 feet on the south side of Emmett Avenue and extends back in a southerly direction between lines 200.0 feet to a dead line.

Being the same property conveyed to Bradley Threatt by deed from Donold W. Webb, Sr. and Tammy S. Webb, husband and wife of record in Inst. #200505130054348, recorded on 05/13/2005, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (A) taxes for the year, which have been prorated and assumed by the Grantee(s): (B) all matters appearing on the plan of record in Plat Book 843, Page 7; (C) Restrictive Covenants of record in Book 1579, Page 235; and (D) any and all zoning regulations, building restrictions and setback lines, if any, easements and right of way for public utilities of record, said Register's Office.

( ) unimproved
This is (X) improved property known as 266 Emmitt Avenue, Madison, Tennessee 37115 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 my/our hand(s) this 2nd day of October, 2023 :

Bradley Threatt

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Kevin Tracy Williams, a Notary Public in and for said County and State, the within named BRADLEY THREATT, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 2nd day of October, 2023.

Notary Public

My Commission Expires: 07/24/2024

Certificate of Authenticity

I, Holly A Mason, 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 10/2/23.

Holly A

Affiant Signature

10/2/23

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of October 2023

Jacqueline G Brown

Notary's Signature

Notary Seal

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11/3/25