NEW OWNER:
MICHAEL FORREST BURKE
341 WILLOW BOUGH LANE
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 23-0984

Map & Parcel
064030002.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1059089 **DEEDWARR**
10/10/2023 08 35 32 AM 3 pgs
Fees $18 00 Taxes $2,497 50

20231010-0079405

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Six Hundred Seventy-Five Thousand and 00/100 Dollars ($675,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **RICKY C. TAYLOR, JR. and AMY E. TAYLOR, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **MICHAEL FORREST BURKE and TARYNE LEI BURKE, a married couple** ("Grantee") their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in Davidson County, Tennessee, being Lot No. 315 on the Plan of Brandywine Farms Subdivision, Section 19, as of record in Plat Book 5050, Page 12, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to RICKY C. TAYLOR JR. and AMY E. TAYLOR, husband and wife, by Warranty Deed from Bedrock Global Capital, LLC, dated September 8, 2017, and of record in Instrument No. 20170912-0093249, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **341 WILLOW BOUGH LANE, OLD HICKORY, TN 37138**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 5050, Page 12, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 27th day of September, 2023.

RICKY C. TAYLOR, JR.

AMY E. TAYLOR

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **RICKY C. TAYLOR, JR. and AMY E. TAYLOR**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of September, 2023.

NOTARY PUBLIC

My commission expires: MATTHEW H RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

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The actual consideration or value, whichever is greater, for this transfer is **$675,000.00.**

AFFIANT

Sworn to and subscribed to before me this 29th day of September, 2023.

NOTARY PUBLIC

My commission expires: 7-31-24

STEPFANIE TIPPS
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY