Karen Johnson Davidson County
Batch# 1062624 DEEDWARR
10/19/2023 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $2,700.63
20231019-0081918

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $729,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17 day of October, 2023.

(Affix Seal) Notary Public

My Commission Expires:

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

2023-09-1216

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Vincent Ames Family Trust and Ames Living Trust 533 Hearthstone Circle Brentwood, TN 37027	SWBC Mortgage Corp. 9311 San Pedro Avene, Suite 100, San Antonio, TX 78216	Map/Parcel 160-11-0-061.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sharon Burke Snapp, formerly known as Sharon A. Burke, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Vincent Ames, Trustee of the Vincent Ames Family Trust, dated October 03, 1997, Amended and Restated, as to a 50% undivided interest and Diana J. Ames, Trustee of the Ames Living Trust, dated January 25, 2000, Amended and Restated, as to a 50% undivided interest**, hereinafter called the GRANTEES, their heirs 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. 84 on the Revision Lots 84 & 121, Phase 8, Hearthstone, of record in Plat Book 6050, Page 309, 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 Edward J. Burke and wife, Sharon A. Burke by Warranty deed from Radnor Homes, Inc. of record in Book 7229, page 491, Register's Office for Davidson County, Tennessee, dated May 04, 1987 and recorded on May 07, 1987.

The said Edward J. Burke having since died on June 17, 1996, leaving Sharon A. Burke as the sole surviving tenant.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2023 and subsequent years, a lien now due and payable but not delinquent, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 533 Hearthstone Circle, Brentwood, TN 37027 .

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 the GRANTOR, does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the

same is unencumbered, unless otherwise herein set out; and she does further covenant and binds herself, her heirs and assigns, 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.

Effective the 17th day of October, 2023:

Sharon Burke Snapp By Todd A. Burke Her Attorney-In-Fact

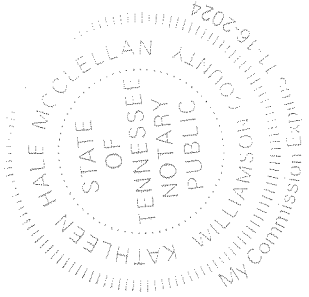
Sharon Burke Snapp by Todd A. Burke, her Attorney-In-Fact 10/17/23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, personally appeared Todd A. Burke, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sharon Burke Snapp, and who acknowledged that he executed the same as the free act and deed of Sharon Burke Snapp.

Witness my hand, at office, this 17 day of October, 2023.

Notary Signature
My commission expires:



True Copy Certification

I, **Tonya Cherry,** 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 this the 17th day of October, 2023.

Affiant Signature

Date 10/17/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

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