WARRANTY DEED

Karen Johnson Davidson County
Batch# 1064042 DEEDWARR
10/23/2023 02 38 07 PM 2 pgs
Fees $13.00 Taxes $7,122 50

20231023-0082959

File No. DH-23-5381

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,925,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Adam Kever and Bridget Svenson	SAME AS NEW OWNER	
(NAME)	(NAME)	
3713 Whitland Avenue		104-09-0-220 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Elizabeth K. Burch and Matthew I. Burch, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam Kever and Bridget Svenson, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, 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. 6 and the Northerly 100 feet front of Lot No. 29 on the Map of Myrtlewood, as of record in Book 547, page 106, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 is a triangular lot fronting 85 feet on the Southerly side of Whitland Avenue and running back 192 feet on the Easterly line and 209 feet on the Southwesterly line to a point in the North line of Lot No. 11, said point being 44 feet 6 inches West of the West line of Lot No. 8.

Said part of Lot No. 29 is a triangular lot fronting 100 feet on the Easterly side of Leonard Avenue and running back 209 feet on the Northeasterly line and 170 feet, more or less, on the Southwesterly line to the common corner of Lots Nos. 6 and 29, said corner being 44 feet 6 inches West of the West line of Lot No. 8 Property.

Being the same property conveyed to Matthew I. Burch and Elizabeth K. Burch, husband and wife, by Warranty Deed from Edwin Kirkland and Marie Kirkland, Co-Trustees of The Living Trust of Edwin and Marie Kirkland of record in Instrument No. 20221011-0111528, Register's Office for Davidson County, Tennessee, dated October 3, 2022 and recorded on October 11, 2022.

This is property more commonly known as 3713 Whitland Avenue, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. MS-P-23-3113

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 my/our hand this 19th day of October, 2023.

Elizabeth K. Burch

Matthew I. Burch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of October, 2023, before me personally appeared Elizabeth K. Burch and Matthew I Burch, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Notary Signature
My commission expires: 3-3-26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY