RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Road, Suite 100
Mt. Juliet, TN 37122
SG-23-5002

STATE OF TENNESSEE
COUNTY OF Wilson

BOX 10-A

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,000.00

Affiant

Karen Johnson
Batch # 1095735
01/30/2024 09:54:45 AM
Fees: $13.00 Taxes: $1,376.40

Davidson County
DEEDWARR
2 pgs

20240130-0006389

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SUBSCRIBED AND SWORN TO
THIS 25th day of January, 2024

Notary Public

Commission Expires: October 25, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Hannah E. Ware and Matthew R. Longshore 633 Belgium Drive Hermitage, TN 37076	New Owner	075-12-0A-170.00-CO

WARRANTY DEED

FOR AND IN 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,

Veronica Burns and Andrew Austin, wife and husband, and Patrick Burns and Lissette Burns, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hannah E. Ware, a single woman, and Matthew R. Longshore, a single man

HEREINAFTER CALLED THE GRANTEES, 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. 34 on the Plan of First Revision, Section Three, Phase II, Greer Meadows at Cedar Creek, Residential P.U.D. of record in Plat at Instrument No. 20040407-0039587, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Veronica Burns, a single woman and Patrick Burns and Lissette Burns, husband and wife by Warranty Deed from Joseph Blake Foster and Hannah Mullins Foster, husband and wife of record in Instrument No. 20200806-0087344 Register's Office for Davidson County, Tennessee, dated August 03, 2020 and recorded on August 06, 2020. Veronica Burns having since married. Andrew Austin hereby joins in the execution of this deed to convey any and all marital rights he may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 633 Belgium Drive, Hermitage, TN 37076.

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 so 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.

Dated this the 25th day of January, 2024.

Veronica Burns

Andrew Austin

Patrick Burns by Veronica Burns, his Attorney-In-Fact

Lissette Burns by Veronica Burns, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 25th day of January, 2024, before me personally appeared **Veronica Burns and Andrew Austin**, 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.

Witness my hand, at office, this 25th day of January, 2024.

Notary Signature
My commission expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

On this 25th day of January, 2024 Personally appeared before me, the undersigned notary public, **Veronica Burns,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Patrick Burns and Lissette Burns** and acknowledged that they executed the same as the free act and deed of the said **Patrick Burns and Lissette Burns,** pursuant to the Specific Power of Attorney recorded in Instrument No(s). **24126619 and 24126620**, in the Register's Office for Wilson County, Tennessee.

Witness my hand, at office, this 25th day of January, 2024.

Notary Signature
My commission expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY