Karen Johnson Davidson County
Batch# 1096583 DEEDWARR
01/31/2024 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.13
20240131-0006951

# WARRANTY DEED

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

W-P-24-743

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,900.00.

Kimberley Burch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2024.

Jill Branyan
Notary Public

MY COMMISSION EXPIRES: 03-16-26
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Kimberley Alexis Burch and Thomas Benjamin Law** | **First National Bank of Middle Tennessee and/or The Secretary of Housing and Urban Development** | |
| (NAME) | (NAME) | **119-12-0-132.00** |
| **743 Wildview Dr.** | **200 East Main Street** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | **McMinnville, TN 37110** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **MICHAEL PASSONS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KIMBERLEY ALEXIS BURCH AND THOMAS BENJAMIN LAW, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 117 on the Plan of Section Two, Battlewood of record in Plat Book 1835, Page 95 and 96, 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 Laura Mitchell and Michael Passons, Tenants in Common with Rights of Survivorship by Warranty deed from Senior Citizens Inc. DBA Fifty Forward, conservator for Robert E. Brown of record in Instrument No. 20161122-0123011 Register's Office for Davidson County, Tennessee, dated November 15, 2016 and recorded on November 22, 2016.

Being the same property conveyed to Michael Passons, unmarried by Quitclaim deed from Laura Mitchell, married of record in Instrument No. 20161122-0123013 Register's Office for Davidson County, Tennessee, dated November 15, 2016 and recorded on November 22, 2016.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 1835, Page 95 and 96, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1494, Page 513 and Book 2022, Page 400, in the Register's Office for Davidson County, Tennessee.
- Any easement(s) contained in Book 3577, Page 585, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **743 Wildview Dr., Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th DAY OF JANUARY, 2024.

Michael Passons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL PASSONS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of January, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Kara Wall, 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 1/30/24 (date of document).

Affiant Signature

Date 1/31/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025