Karen Johnson Davidson County
Batch# 1098219 DEEDWARR
02/06/2024 09:11:30 AM 4 pgs
Fees: $23.00 Taxes: $1,487.40
20240206-0008192

Name and Address of New Owner:
William D. Young, III & Eva Kathleen Young
411 Johnstone Drive
Madison, MS 39110

Send Tax Bills To:
NEW OWNERS

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 161-06-0-253

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **William Porter Burnett, III, unmarried,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **William D. Young, III and wife, Eva Kathleen Young,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, being Lot No. 2 on the Plan of Section Five, Huntington Park, of record in Plat Book 4660, Page 47, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to William Porter Burnett, III, unmarried, by Warranty Deed dated April 21, 2011 from David McGaw and wife, Stephanie McGaw, recorded May 4, 2011 in Instrument No. 20110504-0034236 in the Register's Office.

William Porter Burnett, III having since died on September 7, 2023, being survived by William Holt Burnett attested on Affidavit of Heirship of record in Instrument Number 202402060008191___, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of February, 2024.

William Holt Burnett (SEAL)

William Holt Burnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of February, 2024, before me personally appeared William Holt Burnett, 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 5th day of February, 2024.

Edward Faria

~~Notary Signature~~
My commission expires: 3-3-2025

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $402,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
5th day of February, 2024.

Notary Public
My commission expires: 5/20/26
File No. 2024-6647-TS

TAMMY SHATTUCK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 2/5/24 (date of document).

Regina Sullo
Affiant Signature

February 6, 2024
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 6th day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026