This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 1113001 DEEDWARR
03/20/2024 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20240320-0019219

ADDRESS NEW OWNER:
Chad Wesley Burroughs
709 Lawrence Street
Old Hickory, TN 37138

SEND TAX BILL TO:
PennyMac Loan Services, LLC
3043 Townsgate Road, Ste. 200
Westlake Village, CA 91361

MAP/PARCEL 044-15-0-044.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sharon Martin Burroughs, Emily Renee Martin, Tina Rachele Wilson, James O'Dell Martin, Jr., and Dylan Samuel Smith heirs at law of the Estate of Judith Elaine Martin, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Chad Wesley Burroughs, a single man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Section "A", Village of Old Hickory of record in Plat Book 1424, Page 68, 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 Judith Martin, an unmarried woman by Warranty deed from Bobby R. Denson, unmarried of record in Instrument No. 20151016-0105525 Register's Office for Davidson County, Tennessee, dated September 10, 2015, and recorded on October 16, 2015. Judith Martin having died intestate on December 22, 2022. Sharon Martin Burroughs, Emily Renee Martin, Tina Rachele Wilson, James O'Dell Martin, Jr., and Dylan Samuel Smith are the heirs at law of the Estate of Judith Martin as of record in the Affidavit of Heirship recorded February 21, 2023, in Instrument No. 20230221-0012202, Register's Office and of record in Instrument No. 202403200019218 of Davidson County, Tennessee.

This is improved property known as: **709 Lawrence Street, Old Hickory, Tennessee 37138.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and

representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 14th day of March, 2024.

WITNESS MY HAND on this the 14th day of March, 2024.

Sharon Martin Burroughs

Emily Renee Martin

Tina Rachele Wilson

James O'Dell Martin, Jr.

Dylan Samuel Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Sharon Martin Burroughs, Emily Renee Martin, Tina Rachele Wilson, James O'Dell Martin, Jr., and Dylan Samuel Smith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 14th day of March, 2024.

NOTARY PUBLIC

Notary Public At Large — Wilson County, TN

My Commission Expires: 3-2-25

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $300,000.00.

AFFIANT

Subscribed and sworn to before me this the 14th day of March, 2024.

NOTARY PUBLIC

Notary Public At Large

My Commission Expires: 3-2-25

File No: 230436

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic 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

March 14, 2024

Affiant Signature

Date: 3-19-24

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 19 day of March 2024

Notary Signature

My Commission Expires:

TAMMY SEXTON
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
My Commission Expires 06-25-2024

202403200019219