Karen Johnson Davidson County
Batch # 1114507 DEEDWARR
03/25/2024 09:52:18 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20240325-0020378

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Christina Marcos
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES: 2/28/25
(AFFIX SEAL)

AMANDA BIRNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #24-PA-1013-P

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gregory Owens and Tasia Pyburn	**New Owner**	
(NAME)	(NAME)	**072-09-0-096**
1013 Burchwood Ave		
(ADDRESS)	(ADDRESS)	
Nashville TN 37216		
(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, **RICHARD F. HOWARD AND REBECCA A. HOWARD, TRUSTEES OF HOWARD REVOCABLE TRUST DATED APRIL 9, 2012,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GREGORY OWENS AND TASIA PYBURN, HUSBAND AND WIFE** 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. 26 and Part of Lot No. 27 on the Plan of Map of Burchwood Place of record in Plat Book 547, Page 183, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot and Part of lot adjoin and front together 70 feet on the North side of Burchwood Avenue, and run back between parallel lines 139 feet to a dead line.

Being the same property conveyed to Richard F. Howard and Rebecca A. Howard, Trustees of the Howard Revocable Trust dated April 9, 2012, by Warranty Deed from Evan T. Oakes and Andrea Onderdonk of record in Instrument No. 20200422-0042207, Register's Office for Davidson County, Tennessee, dated Aptil 20, 2020 and recorded on April 22, 2020. (Value of consideration shown in aforementioned deed $495,000.00.)

This conveyance is subject to:
*County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.

*Subject to all matters shown on the Plan of record in Plat Book 547, Page 183, Register's Office for Davidson County, Tennessee.

*Agreement for Dedication of easement for sanitary sewers and or storm drainage of record in Book 7778, Page 255 and Book 4236, Page 759, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1013 Burchwood Avenue, Nashville, TN 37216**.

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 20th day of March, 2024.

Howard Revocable Trust dated April 9, 2012

By: Richard F. Howard, Trustee
Richard F. Howard, Trustee

By: Rebecca A. Howard trustee
Rebecca A. Howard, Trustee

STATE OF MISSOURI
COUNTY OF ST. LOUIS

On this 20th day of March, 2024, before me personally appeared Richard F. Howard and Rebecca A. Howard, Trustees of Howard Revocable Trust dated April 9, 2012, 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 20th day of March, 2024.

Tammy Rene Hyde Lee
Notary Signature
My commission expires: 08/26/2027

TAMMY RENE HYDE LEE
Notary Public - Notary Seal
St. Louis City - State of Missouri
Commission Number 11234440
My Commission Expires Aug 26, 2027

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204