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| 097-02-0A-502-00<br>**WARRANTY DEED**<br><br>Karen Johnson Davidson County<br>Batch# 1128004 DEEDWARR<br>04/29/2024 09:13:30 AM 3 pgs<br>Fees: $18.00 Taxes: $1,295.00<br>20240429-0030696<br><br>File No. DH-24-6411 | STATE OF TENNESSEE<br>COUNTY OF ~~DAVIDSON~~ Wilson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2024<br>Notary Public<br>MY COMMISSION EXPIRES: 7.16.2024<br>(AFFIX SEAL) |

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Pamela Wilson | Movement Mortgage, LLC | |
| (NAME)<br>936 Gailynn Marie Drive | (NAME)<br>8024 Calvin Hall Road | 097-02-0A-502-00 |
| (ADDRESS)<br>Mount Juliet, TN 37122 | (ADDRESS)<br>Indian Land, SC 29707 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Mary Zaremba, f/k/a Mary F. Burks, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pamela Wilson, a married woman**, HEREINAFTER CALLED THE GRANTEE, 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. 502 on the Final Plat of Villages of Riverwood, Section One, Phase 6C, of of record in Plat at Instrument No. 20160129-0008909, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Donald R. Burks and Mary F. Burks, husband and wife by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20160830-0090976 Register's Office for Davidson County, Tennessee, dated August 26, 2016 and recorded on August 30, 2016.**

**The said Donald R. Burks having since died on April 8, 2020, leaving Mary F. Burks as the sole surviving tenant.**

**The said Mary F. Burks having since married and is now known as Mary Zaremba, being one and the same person.**

**The property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.**

**This is property more commonly known as 3101 Cedar Cottage Drive, Hermitage, TN 37076.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 25th day of April, 2024.

Mary Zaremba

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of April, 2024, before me personally appeared Mary Zaremba, 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 April, 2024.

Notary Signature
My commission expires: May 7, 2024

# $3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 April 25, 2024.

Kim Rogers
Affiant
Date: 4/25/24

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 25th day of April, 2024

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY