Karen Johnson Davidson County
Batch# 1144003 DEEDWARR
06/06/2024 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,563.25
20240606-0042490

| | |
|---|---|
| SAMANTHA SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY | STATE OF TENNESSEE<br>COUNTY OF Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is $422,500.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 4 day of June, 2024.<br><br>Notary Public<br>My commission expires: 1-11-26 |

**THIS INSTRUMENT WAS PREPARED BY**
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Danyelle Bartow**<br>**Everett Kennedy, Jr** | New Owner | **04212003900** |
| **501 Pima Rd** | | |
| **Madison, TN 37115** | | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Erin Dias, Trustee of The 501 Pima Rd Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Everett Kennedy Jr AND Danyelle Bartow, a married couple**

HEREINAFTER CALLED THE GRANTEES, 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. 34 and the Northeasterly one-half of Lot 21 on the Map of W.W. Gray's Plan of Lots, Madison, Tennessee, as of record in Book 974, Page 22, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the Southerly margin of Walnut Avenue with its intersection with the Westerly margin of Walker Street; thence with said Avenue, Westerly 100 feet; thence Southwardly 146 feet to the common corner of Lot Nos. 21, 22, 33, and 34; thence Southeastwardly 180.3 feet, more or less, to the Westerly margin of said Walker Street, being the Southeast corner of Lot No. 21; thence with the Westerly margin of said Walker Street Northwardly 297 feet to the beginning.

Being the same property conveyed to Erin Dias, Trustee of The 501 Pima Rd Trust, by Warranty Deed from Michael Anthony Burlison and Joseph Shane Burlison, dated October 5, 2023, of record in Instrument No. 20231010-0079536, in the Register's Office for Davidson County, Tennesse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 501 Pima Rd, Madison, TN 37115.

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 in 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.

_____ Date: 6/4/24

The 501 Pima Rd Trust
By: Erin Dias
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 501 Pima Rd Trust and that she is authorized by The 501 Pima Rd Trust to execute this instrument on its behalf.

Witness my hand, at office, this 4 day of June, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 1-11-26



Certificate of Authenticity

I, [redacted], 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

6/4/24
Date

[redacted]
Affiant Signature

6/4/24
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 4 day of June, 2024.

[redacted]
Notary's Signature

My Commission Expires: 11-17-24

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY