WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 07/09/24 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson
Batch # 1145017
06/10/2024 09:34:01 AM
Fees: $13.00 Taxes: $577.20

Davidson County
DEEDWARR
2 pgs

20240610-0043099

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Annitra L. Burr and Barbara A. Burr	**United Wholesale Mortgage, LLC**	
(NAME)	(NAME)	**051-00-0-136.00**
331 Walton Lane	**PO Box 202028**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Florence, SC 29502-2028**	
(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, **MONYA L. ROGAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANNITRA L. BURR, A SINGLE WOMAN, AND BARBARA A. BURR, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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:

BEGINNING in a point in the center of Walton's Lane 140.6 feet westerly from the northeast corner of said Lot No. 10, and being the northeast corner of Lot No. 3 on a Plan of said Lot No. 10 dated September 1, 1923, and made by Erle Drake, surveyor; running thence South 1/2 deg. East 504.5 feet to the northerly line of Lot No. 6 on said Plan of September 1, 1923; thence with said northerly line of said Lot No. 6 North 77 deg. West 75.3 feet; thence with the line between Lots Nos. 3 and 4 of said Plan of said September 1, 1923, North 1/2 deg. West 488.7 feet to the center line of Walton's Lane, the northwest corner of said Lot No. 3 on said Plan of September 1, 1923; thence with said center line of said Walton's Lane South 89 deg. East 73.6 feet to the point of beginning, and being Lot No. 3 on said Plan of September 1, 1923, and containing .83 acre.

Being the same property conveyed to Robert Love and wife, Annie Love by Warranty Deed from Caroline White Williams Jones and husband, Willie Jones of record in Book 6626, page 58, Register's Office for Davidson County, Tennessee, dated March 5, 1984 and recorded on August 8, 1985. The said Robert Love aka Robery Eugene Love, Sr. died on November 25, 2018, vesting Annie Love as surviving tenant.

Being the same property conveyed to Monya L. Rogan by Quitclaim Deed from Annie Love of record in Instrument No. 20230531-0040970 Register's Office for Davidson County, Tennessee, dated May 26, 2023 and recorded on May 31, 2023. The herein described property is not now nor ever has been the principal place of residence of the grantor or grantors spouse herein.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7426, Page 288, 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 **improved** property known as: **331 Walton Lane, Madison, Tennessee 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 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 6th DAY OF JUNE, 2024.

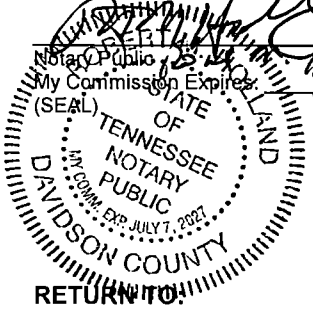
Monya L. Rogan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MONYA L. ROGAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of June, 2024.

Notary Public
My Commission Expires: July 7, 2027
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212