Karen Johnson
Batch # 1145029
06/10/2024 09:51:17 AM
Fees: $13.00 Taxes: $1,147.00
Davidson County
DEEDWARR
2 pgs
20240610-0043120

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of May, 2024.

Notary Public

My commission expires: 9-6-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Christina Crabtree	Navy Federal Credit Union	096-16-0-185.00
712 Ortega Rd.	820 Follin Lane SE	
Nashville, TN 37214	Vienna, VA 22180	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KERRY E. BURKE, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTINA CRABTREE, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 254-B on the Plan of Zone Lot Division of Lot 254 through 257 and 259, Larchwood, Section 3 of record in Plat Book 6250, Page 454, amending Plat Book 5200, Page 540 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 Kerry E. Burke, a single woman, as sole owner by Warranty Deed from Ashley Chastain, an unmarried woman and Eric Chastain, an unmarried man, as tenants in common with right of survivorship of record in Instrument No. 20210623-0084842 Register's Office for Davidson County, Tennessee, dated June 01, 2021 and recorded on June 23, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 712 Ortega Road, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of May, 2024.

Kerry E. Burke

STATE OF Connecticut
COUNTY OF Middlesex

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

Witness my hand and seal this 24th day of May, 2024.

Notary Public

My Commission Expires: 10.31.26

SABRINA SEHL
Notary Public
Connecticut
My Commission Expires Oct 31, 2026