Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS-DH-24-6998

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT240400036

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1147748 DEEDWARR
06/17/2024 10:13:31 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20240617-0045049

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 13th day of June, 2024

Notary Public

MY COMMISSION EXPIRES: 07/09/24

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

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Stewart **7001 Burkitt Road** **Antioch, TN 37013**	**SAME**	**186-00-0-028.00**

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 ACKNOWLEDGED, WE,

Gary L. Price, Jr. and Deborah A. Evans Price

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

Justin Stewart, Unmarried

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, described according to a survey done by Dale & Associates, Inc., dated November 17, 1995, Job No. 95111, as follows:

BEGINNING at an iron rod situated in the northerly margin of Burkitt Road, said point being 253.59 feet east of the common front corner between the property conveyed to Luther Joseph Evans of record in Book 4953, Page 575, RODC, Tennessee and the property conveyed to Wallace and Helen Engles of record in Book 3224, Page 16, RODC, Tennessee, Thence, N 10 degrees 33 minutes 36 seconds E, a distance of 505.11 feet to an iron rod; thence, N 83 degrees 09 minutes 33 seconds W a distance of 135.00 feet to an iron rod; thence, N 7 degrees 30 minutes 13 seconds E, a distance of 604.82 feet to an iron rod; thence, S 82 degrees 29 minutes 47 seconds E, a distance of 229.47 feet to an iron road; thence, S 00 degrees 45 minutes 21 seconds W, a distance of 212.77 feet to an iron rod; thence, S 7 degrees 30 minutes 13 seconds W, a distance of 896.35 feet to an iron rod situated in the northerly margin of Burkitt Road; thence, along said road, W 82 degrees 29 minutes 47 seconds W, a distance of 146.41 feet to the point of beginning and containing 5.005 acres of land more or less.

BEING PART OF the same property conveyed to Gary L. Price, Jr. and Deborah A. Evans Price, husband and wife, by Quitclaim Deed from Starker Services, Inc., dated 11/10/2015 and recorded 3/3/2016 in Instrument No. 20160303-0020428; and being part of the same property previously conveyed to Starker Services, Inc. is Qualified Intermediary for Gary L. Price, Jr. and Deborah A. Evans Price, by Warranty Deed from George B. Tullos and wife, Marianne S. Tullos, dated 6/3/2005 and recorded 6/21/2005 in Instrument No. 20050621-0071180, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **6998 Burkitt Road, Antioch, TN 37013**
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 our hands this 13th day of June, 2024.

Gary L. Price, Jr.

Gary L. Price, Jr.

Deborah A. Evans Price

Deborah A. Evans Price

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand and official seal at Smyrna, Tennessee, this 13th day of June, 2024.

Commission Expires:_____

Gail C. Vincent

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025