Karen Johnson Davidson County
Batch# 1158391 DEEDWARR
07/16/2024 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20240716-0053206

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63649
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nicholas Fredrickson Lucy Fredrickson 3803 Murphy Road Nashville, TN 37209	**New Owner**

TAX MAP PARCEL NUMBERS: 10405014100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$950,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John R. Burch, III, married,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Nicholas Fredrickson and Lucy Fredrickson, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Richland Realty Company's Subdivision of Lots Nos 326, 329 and 356, West Lawn Subdivision, of record in Plat Book 421, page 79, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete description of said Lot.

Being the same property conveyed to John R. Burch, III, by Warranty deed from John Gray Palmer, III and spouse, Mary Bentley Hammet Palmer, dated June 14, 2018 and recorded on June 15, 2018 of record in Instrument No. 20180615-0057906, Register's Office for Davidson County, Tennessee.

Tracy Burch, spouse of John R Burch, III, joins in this conveyance solely to convey any and all martial interest in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; All Matters shown on the Plan of record in Book 421, page 79, said Register's Office. Restrictive Covenants for Detached Structure of record in Insturment No. 20190812-0080197, said Register's Office. Subject to the right of way of the NC & STL railroad lying to the rear of subject property.

This is improved property, known as 3803 Murphy Road, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of July, 2024.

John R. Burch, III

Tracy Burch

State of Tennessee

County of Davidson

On this 15th day of July, 2024, before me the undersigned authority, personally appeared John R. Burch, III and Tracy Burch, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $950,000.00.

Affiant

Sworn and subscribed before me this 15 day of July, 2024.

Notary

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 7-15-24 .

Affiant Signature

7-15-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 15 day of July, 2024.

Notary Signature

My Commission Expires: 5-9-26

