Karen Johnson Davidson County
Batch# 1159688 DEEDWARR
07/18/2024 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20240718-0054354

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-3868-LB

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $690,000.00.

Josie A Thomas
Affiant

Subscribed and sworn to before me, this the 16th day of July, 2024.

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 9/8/25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Douglas Kurt Duren and Deborah J. Duren 3821 Leona Pass Hermitage, TN 3707	Douglas Kurt Duren Deborah J. Duren 1227 Chickadee Circle Hermitage TN 37076	098 13 0C 179.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **John E. Burns and Cheryl A. Burns, Trustees of John E. Burns and Cheryl A. Burns Revocable Living Trust, under agreement dated September 13, 2022**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Douglas Kurt Duren and Deborah J. Duren, husband and wife**, 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. 172 on the PLAT PHASE 5, SECTION 1, THE MEADOWS OF SEVEN POINTS, of record in Plat at Instrument No. 20060522-0059944, 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 John E. Burns and Cheryl A. Burns, Trustees of the John E. Bums and Cheryl A. Bums Revocable Living Trust, under agreement dated September 13, 2022, by Quitclaim Deed from John E. Burns and Cheryl A. Burns, husband and wife, of record in Instrument No. 20140917-0085442, in the Register's Office of Davidson County, Tennessee, dated September 13, 2022 and recorded on September 19, 2022.

Being the same property conveyed to John E. Burns and Cheryl A. Burns, husband and wife, by Warranty Deed from Vido J. Vareika and Jodi E. Vareika, of record in Instrument No. 20140917-0085442, in the Register's Office of Davidson County, Tennessee, dated September 12, 2014 and recorded on September 17, 2014.

This is ☒ improved or ☐ unimproved property located at: **3821 Leona Pass, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of July, 2024.

GRANTOR:

John E. Burns and Cheryl A. Burns Revocable Living Trust, under agreement dated September 13, 2022

By: _____
John E. Burns, Trustee

By: _____
Cheryl A. Burns, Trustee

STATE OF TENNESSEE/
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John E. Burns and Cheryl A. Burns, Trustees of John E. Burns and Cheryl A. Burns Revocable Living Trust, under agreement dated September 13, 2022, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~16th~~ 15 day of July, 2024.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 3/5/26

202407180054354

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 16, 2024.

J. Carlton Drumwright

July 16, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 16, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY