Karen Johnson Davidson County
Batch# 1163468 DEEDWARR
07/29/2024 02:39:30 PM 5 pgs
Fees: $28.00 Taxes: $610.50
20240729-0057130

File No: TN24108590
Grantor's Loan No. _____

After Recording, Send to:
Boston National Title
400 Rouser Rd., Bldg. 2, 5th Floor
Coraopolis, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Jeffrey Kyle Denson, 816 OAK LEAF DR, OLD HICKORY, TN 37138

Tax Parcel Number: 076-01-0-051-00

GENERAL WARRANTY DEED

Larry Burney, a single man, and conveying non homestead property, ("Grantor"), of 4050 Glen Saint Mary Rd, Lake Wales, FL 33898, for and in consideration of $10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to **Jeffrey Kyle Denson**, single, ("Grantee"), whose tax mailing address is 816 OAK LEAF DR, OLD HICKORY, TN 37138, the following described real estate:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Oak Creek Subdivision, as of record in Plat Book 5200, Page 96, said Register's Office.

Said Lot No. 49 fronts 90 feet on the Northerly side of Oak Leaf Drive and extend back 142.27 feet on the Easterly line and 144.06 feet on the Westerly line to a dead line in the rear measuring 99.88 feet thereon.

Tax ID: 076-01-0-051-00

Property commonly known as: 816 OAK LEAF DR, OLD HICKORY, TN 37138

Being the same property conveyed to Larry Burney from Larry Marlin Burney, Sr. A/K/A Larry Burney, Administrator of the Estate of Kristy Marie Burney A/K/A Kristy Burney by Quitclaim Deed recorded on 7/25/2024 **as Instrument No.** 20240725-0090348 **in the Register's Office of Davidson County, Tennessee.**

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on July 22, , 2024:

Larry Burney

STATE OF FLORIDA
COUNTY OF POLK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Larry Burney**, personally known to me or has produced FLORIDA DRIVER lic. as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 22nd day of July, 2024 by physical appearance.

Notary Public State of Florida
Robert L. Loos
My Commission HH 453514
Expires 11/2/2027

Notary Public Robert L. Loos

STATE OF Pennsylvania
COUNTY OF Allegheny

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $165,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Richelle Atkinson

Subscribed and sworn to before me on this the 25 day of July, 2024.

Notary Public

My Commission Expires: 4-11-2026

SEAL

Commonwealth of Pennsylvania - Notary Seal
Abigail Serpa, Notary Public
Allegheny County
My commission expires April 11, 2026
Commission number 1413168
Member, Pennsylvania Association of Notaries

True Copy Certification
State of Tennessee

I, Taylor Reed, 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 7-22-2024.

Affiant Signature

July 25, 2024
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 25 day of July, 2024.

Notary's Signature

My Commission Expires: 4-11-2026

Commonwealth of Pennsylvania - Notary Seal
Abigail Serpa, Notary Public
Allegheny County
My commission expires April 11, 2026
Commission number 1413168
Member, Pennsylvania Association of Notaries

(seal)