Karen Johnson Davidson County
Batch# 1166836 DEEDWARR
08/06/2024 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20240806-0059691

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Michael R. Burns and Stefanie M. Burns 220 Forrest Valley Circle Nashville, TN 37209	Mortgage Investors Group 8320 E Walker Springs Ln Knoxville, TN 37923	114 14 0 015.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mary E. Rea, an unmarried woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Michael R. Burns and Stefanie M. Burns, husband and wife,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 220 Forrest Valley Circle, Nashville, TN 37209 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Thousand Oaks Estates, as of record in Book 3700 Page 82 Register's Office for said County.

Said Lot No. 41 fronts 40.68 feet on the westerly side of Forrest Valley Circle and extends back 305.41 feet on the northerly line and 316.71 feet on the southerly line, to a dead line, a broken line, measuring 253.03 feet.

Being the same property conveyed to Kenton B. Rea and wife, Mary E. Rea, by Warranty Deed from John W. Moore and wife, Lorell E. Moore, dated July 21, 1972, and recorded July 24, 1972, in Book 4621, Page 347, Register's Office for Davidson County, Tennessee. The said Kenton B. Rea having since died on February 19, 2022 the property now solely vested in Mary E. Rea.

This conveyance is subject to all restrictions, easements and planning documents of 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 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.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 5th day of August, 2024.

Mary E. Rea

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of August, 2024, before me personally appeared Mary E. Rea, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of August, 2024.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $480,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

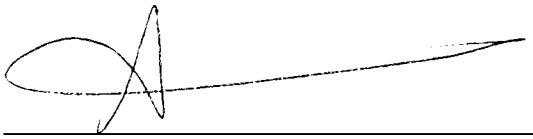
Sworn to and subscribed before me this 5 day of August, 2024

Notary Public
My commission expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **8-5-2024**.



Affiant Signature — **8-5-2024** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **8-5-2024**.

Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal