THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-7681-WE

Karen Johnson Davidson County
Batch# 1172430 DEEDWARR
08/21/2024 08:31:30 AM 4 pgs
Fees: $23.00 Taxes: $1,326.45
20240821-0064068

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 358,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 9-21-26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry Burnette	Barry Burnette	
917 Todd Preis Drive	816 Riverside Drive	142-05-0D-011.00-CO
Nashville, TN 37221	Ormond Beach, FL 32716	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Ryan W. Noone and Sophia Foreman Noone, husband and wife,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barry Burnette, an unmarried man**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. B-403, together with the Carport designated No. B-403-C, River Plantation Condominium Apartments, Phase One, Section Four, Condominium, a Horizontal Property Regime, Davidson County, Tennessee, as shown on the plat recorded in Plat Book 4860, Pages 17-19, as amended in Plat Book 4860, Pages 107-109, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ryan W. Noone and Sophia G. Foreman, both unmarried, as joint tenants with right of survivorship, by Warranty Deed from Charlene Franklin-Howell, married, of record in Instrument No. 20210920-0125706 Register's Office for Davidson County, Tennessee, dated September 17, 2021, and recorded on September 20, 2021. Sophia G. Foreman is now known as Sohphia Foreman Noone.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

Reference is made to the Power-of-Attorney, recorded simultaneously herewith as Instrument No. _202408210064067, said Register's Office.

The attorney-in-fact for Ryan W. Noone has excecuted the non-terminatin affidavit attached as "Exhibit A".

This is improved property known as **917 Todd Preis Drive, Nashville, TN 37221**

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 the 15 day of August, 2024.

Ryan W. Noone by Mary Christie Graham Foreman attorney-in-fact

Ryan W. Noone by Mary Christine Graham Foreman, attorney-in-fact

Sophia G Foreman Noone

Sophia G.Foreman Noone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sophia G. Foreman Noone,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of August, 2024.

My Commission expires: 11-8-27

JAMES A. WAGENTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary Christine Graham Foreman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Ryan W. Noone**, as his Attorney in Fact, as the free act and deed of the within named **Ryan W. Noone.**

Witness my hand and official seal this the 15th day of Augusy, 2024.

My Commission expires 11-8-27

JAMES A. WAGENTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

EXHIBIT "A"
TO Warranty Deed
From: Ryan W. Noone and Sophia Foreman Noone
To: Barry Burnette

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of- Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Mary Christine Graham Foreman
Affiant

WITNESS my hand and seal at office this 15 day of ~~January~~ AUGUST, 2024.

MCF

Notary Public
My Commission Expires: 11-8-27

JAMES A. WAGGONER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

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 08/15/2024.

Affiant Signature

08/20/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 08/20/2024.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY