TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Name and Address of New Owner:
Jessie Gallivan
3901 Whitland Avenue, Unit 22
Nashville, TN 37205

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
OWNR

Map & Parcel(s):
103-16-0E-022-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bernice Burns, an unmarried woman,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Jessie Gallivan** * , hereinafter called the GRANTEE, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: *** an unmarried woman**

Being Unit No. 22 on the plan of Whitland Place Condominiums, as the same is described in Master Deed of record in Book 6131, page 722, said Register's Office, for Davidson County, Tennessee and more particularly described in Book 5200, page 597, said Register's Office, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed by Quit Claim Deed from Burns and Associates, LLC, a Tennessee limited liability company to Bernice Burns, an unmarried woman, recorded September 14, 2023, as Instrument No. 20230914-0072270 in Davidson County, Tennessee Register of Deeds.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 3901 Whitland Avenue, Unit 22, Nashville, TN 37205

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, their heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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.

Karen Johnson
Batch # 1176199
09/03/2024 09:59:10 AM
Fees: $13.00 Taxes: $999.00

Davidson County
DEEDWARR
2 pgs

20240903-0067347

WITNESS my hand this 29 day of August, 2024.

Bernice Burns
Bernice Burns

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 29 day of August, 2024, before me personally appeared Bernice Burns, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 29 day of August, 2024.

Notary Signature
My commission expires: 08-12-25

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $270,000.00.

Affiant Signature

Subscribed and sown to before me, this the 30 day of August, 2024.

Notary Public
My Commission Expires: 11-1-27

JAMES A. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
[illegible] COUNTY, TENNESSEE