Karen Johnson Davidson County
Batch# 1195342 DEEDWARR
10/18/2024 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20241018-0081097

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-24-4686

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Valerie W Brown.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of October, ~~2024~~

Notary Public

Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Marina C. Vaca and Valerie Brown 1549 Emerald Bay Blvd Whites Creek, TN 37189	Navy Federal Credit Union PO Box 3326 Merrifield VA 22119	049-10-0A-074.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Janet J. Burandt, Trustee of The Janet J. Burandt Amended and Restated Trust dated November 8, 2016

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marina C. Vaca and Valerie Brown, a married couple

HEREINAFTER CALLED THE GRANTEES, 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. 74 on the Plan of Final Plat Parmley Cove, Phase III of record in Plat at Instrument No. 20160913-0096212, 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 Janet J. Burandt, a single woman, by Warranty Deed from Verdis R. Morgan Sr. and Sadie D. Morgan, husband and wife, of record in Instrument No. 20230301-0014514 Register's Office for Davidson County, Tennessee, dated February 24, 2023 and recorded on March 01, 2023.

Being the same property conveyed to The Janet J. Burandt Amended and Restated Trust by Quitclaim Deed from Janet J. Burandt, a single woman, of record in Instrument No. 20230321-0020246 Register's Office for Davidson County, Tennessee, dated March 17, 2023 and recorded on March 21, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 482 Parmley Drive, Nashville, TN 37207

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 so 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. 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.

Dated this the 17th day of October, 2024.

The Janet J. Burandt Amended and Restated Trust dated November 8, 2016

By: _____
Janet J. Burandt, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

On this 17th day of October, 2024, before me personally appeared Janet J. Burandt, Trustee of The Janet J. Burandt Amended and Restated Trust dated November 8, 2016, 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 17th day of October, 2024.

_____
Notary Signature
My commission expires: 3/7/26

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

WARRANTY DEED

True Copy Certification

I, **Tammy Carney,** 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 this the 17th day of October, 2024.

Affiant Signature
Date 10/17/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17th day of October, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025