Name and Address of New Owner:
Riley Anne Burke
606 McCarley Avenue
Madison, TN 37115

Send Tax Bills To:
Bank of Tennessee
100 Med Tech Pkwy
Johnson City, TN 37604

Karen Johnson Davidson County
Batch# 1197836 DEEDWARR
10/25/2024 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20241025-0082991

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 052 02 0 056.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kyle C. Dobson, a single man**, "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **Riley Anne Burke, unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee and being Lot No. 9 and the Westerly 25 feet of Lot No. 10, Block "D" on the REVISED MAP OF RAINBOW TERRACE SUBDIVISION, as of record in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 and Part of Lot No. 10 adjoin and front together 75 feet on the South side of McCarley Avenue and run back between parallel lines, 145 feet to a dead line.

Being the same property conveyed to Kyle C. Dobson, a single man, by Warranty Deed from Linda Sue Fortner, unmarried, of record in Instrument No. 20161116-0120741, in the Register's Office of Davidson County, Tennessee, dated November 14, 2016, and recorded on November 16, 2016.

Being improved property known as 606 McCarley Avenue, Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenant that he is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of October, 2024.

_____(SEAL)
Kyle C. Dobson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kyle C. Dobson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

KRISTIN DISSER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Witness my hand and seal this 24th day of October, 2024.

_____
Notary Public
My commission expires: 9/5/2028

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF Wilson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 $330,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

JENNIFER GENTRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXPIRES NOVEMBER 27, 2027

Sworn to and subscribed before me this
24th day of October, 2024.

_____
Notary Public
My commission expires: 11/27/2027

File No. GNT-24-3606

Certificate of Authenticity

I, Amanda Maynor, 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

October 24, 2024.

Date

Affiant Signature

October 25, 2024

Date

State of Tennessee

County of Williamson

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

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON