WARRANTY DEED

Karen Johnson Davidson County
Batch# 1199304 DEEDWARR
10/31/2024 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,291.30
20241031-0084038

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $349,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 28th DAY OF October, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: Lori Hopper	SEND TAX BILLS TO: Lori Hopper	MAP0PARCEL NO.(S) 034-07-0A-137.00-CO
(NAME) 143 Harbor Village Drive	(NAME) 143 Harbor Village Drive	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, James Michael Burns and Donna Gail Burns, husband and wife, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Lori Hopper , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit 118, on the Town Homes Property Line Exhibit of Harbor Village, Phase IV, Revision 1, a Horizontal Property Regime with Private Elements, as established under Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20030611-0080857, as amended in Instrument No. 20030723-0102986 and Instrument No. 20050120-0007505, and corrected by Surveyor's Certificate of Correction in Instrument No. 20050729-0088636, all of record in Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to James Michael Burns and Donna Gail Burns, husband and wife by Warranty Deed from Linda L. Flippo and Thomas A. Harper, both unmarried of record in Instrument No. 20230717-0054594 Register's Office for Davidson County, Tennessee, dated July 13, 2023 and recorded on July 17, 2023.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 143 Harbor Village Drive, Madison, TN 37115

Grantor covenants that it 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of October, 2024.

James Michael Burns

Donna Gail Burns

STATE OF TENNESSEE
COUNTY OF Sumner

On this 29th day of October, 2024, before me personally appeared James Michael Burns and Donna Gail Burns, 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 29th day of October, 2024.

Notary Signature
My commission expires: 6-16-26

Courtney Snyder
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Certificate of Authenticity

I, Ryan Lux, 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 **10/28/2024**.

Date

Affiant Signature

10/28/2024

Date

State of Tennessee

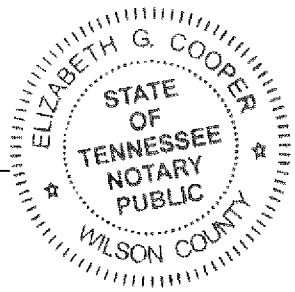
County of Davidson

Sworn to and subscribed before me this **28th** day of **October**, 20**24**.

Notary's Signature

My Commission Expires: 4/26/2025

Date



Notary's Seal (if on paper)