Karen Johnson Davidson County
Batch# 1203417 DEEDWARR
11/12/2024 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,142.30
20241112-0088064

WARRANTY DEED

TAYLOR JANDRO NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/24/2028 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED SEVENTY NINE THOUSAND AND 00/100 (579,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4TH DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
STEPHEN CHRISTENSON AND ERIN HITCHINGHAM (NAME)	**NEW OWNER** (NAME)	**072 15 1A 002.00**
2115 BURNS STREET, B, NASHVILLE, TN 37216 (ADDRESS)	**2115 BURNS STREET, B, NASHVILLE, TN 37216** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 4th day of November, 2024, the undersigned, **STEPHEN D. IRWIN AND GALE A. IRWIN, AUTHORIZED TRUSTEES OF THE IRWIN FAMILY TRUST DATED JULY 28, 2005**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **STEPHEN CHRISTENSON, AN UNMARRIED MAN, AND ERIN HITCHINGHAM, A SINGLE WOMAN**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **2115 BURNS STREET, B, NASHVILLE, TN 37216** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of HOMES AT 2115 BURNS STREET, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 2115 BURNS STREET, a Horizontal Property Regime, of record in Instrument No. 20160322-0027265, as Amended in Instrument No. 20170324-0029179, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Stephen D. Irwin and Gale A. Irwin, Co-Trustees of the Irwin Family Trust dated July 28, 2005, by Warranty Deed from David Lindahl, of record in Instrument No. 20170327-0029470, in the Register's Office of Davidson County, Tennessee, dated March 22, 2017 and recorded on March 27, 2017.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 4th day of November, 2024.

GRANTOR: THE IRWIN FAMILY TRUST DATED JULY 28, 2005
BY: STEPHEN D. IRWIN
ITS: AUTHORIZED TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **STEPHEN D. IRWIN** with who I am personally acquainted, and who upon oath acknowledged themself to be the Trustee for the Trust identified as the **THE IRWIN FAMILY TRUST DATED JULY 28, 2005** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named Grantor, and that they in such capacity as Trustee executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Trust as Trustee.

WITNESS my hand, at office, on this 4th day of November, 2024.

Notary Public My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

GRANTOR: THE IRWIN FAMILY TRUST DATED JULY 28, 2005
BY: GALE A. IRWIN
ITS: AUTHORIZED TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **GALE A. IRWIN** with who I am personally acquainted, and who upon oath acknowledged themself to be the Trustee for the Trust identified as the **THE IRWIN FAMILY TRUST DATED JULY 28, 2005** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named Grantor, and that they in such capacity as Trustee executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Trust as Trustee.

WITNESS my hand, at office, on this 4th day of November, 2024.

Notary Public My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **November 4th, 2024**.

Affiant Signature

11/04/2024

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **4th** day of **November**, 20**24**.

Notary Public

Notary's Seal:

