Karen Johnson Davidson County
Batch# 1212448 DEEDWARR
12/04/2024 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20241204-0094043

WARRANTY DEED

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

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $720.000.00.

Affiant

Subscribed and sworn to me on 12/2, 2024.

NOTARY PUBLIC

My Commission Expires:

ORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(J. Walker Lewis, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #37115

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Natalie Green 4409 Granny White Pike Nashville, TN 37204	NEW OWNER	117-08-0-056.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JONATHAN BURTNER, married**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **NATALIE GREEN, married,** hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot Nos. 25, 26, and 27 on the Plan of Changed Plan of the Subdivision of Lots 11, 12, 13, 14, & 15 in Belmont Terrace Annex No. 1, of record in Plat Book 547, Page 99 in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southeasterly margin of Brightwood Avenue, at a point 45 feet southwest of the southwesterly margin of Gale Avenue, Extended: thence, with the southeasterly margin of Brightwood Avenue, southwestwardly 55 feet; thence, southeastwardly and parallel with the southwesterly margin of Gale Avenue, Extended, 145 feet; thence, northeastwardly and parallel with the southeasterly margin of Brightwood Avenue 55 feet to a point, 45 feet southwest of the southwesterly margin of Gale Avenue, Extended; thence, northwestwardly 145 feet to the beginning.

Being the same property conveyed to Jonathan Burtner, an unmarried man, by Warranty Deed dated, December 21, 2017, from Margaret H. Nichols and Firas Wehbe, wife and husband, of record on December 27, 2017, as Instrument No. 20171227-0130957, Register's Office for Davidson County, Tennessee.

The said Jonathan Burtner has since married, and his spouse, Judith Burtner hereby joins in on the execution of this instrument to convey any marital interest she may have in the subject property.

The conveyance of the above-described parcel of land is subject to the following: (i) 2024 property taxes and subsequent years taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

BEING ☐ **unimproved** ☒ **improved property known as:**

3026 Brightwood Avenue, Nashville, TN 37212

(House Number) (Street) (City or Town) (State) (Zip)

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

WITNESS my/our hand(s) this 2nd day of December, 2024.

JONATHAN BURTNER

JUDITH BURTNER

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared JONATHAN BURTNER and JUDITH BURTNER to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal, this 2nd day of December, 2024.

NOTARY PUBLIC

My Commission Expires: 11-5-25

J. WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2025

True Copy Certification

I, **Tonya Cherry,** 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 2 day of December, 2024.

Affiant Signature
Date 12/2/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of December, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

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