This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-4725-AP

Karen Johnson Davidson County
Batch# 1213752 DEEDWARR
12/10/2024 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20241210-0095810

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of December, 2024.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-8-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Russell W. Carson Bethany L. Carson 308 Fairbanks Road Goodlettsville, TN 37072	Old National Bank PO Box 918 Evansville, IN 47706	033-11-0-011

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **John Burie and Tiffany Burie, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Russell W. Carson and Bethany L. Carson, husband and wife** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 26, on the Plan of Blair Manor, according to survey and plat of same appearing of record in Book 3300, page 32, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John Burie and Tiffany Burie, husband and wife by Warranty Deed from Dennis Liggett and Gloria Amos, husband and wife, dated March 3, 2022, recorded March 14, 2022, of record in Instrument No. 20220314-0029562, Register's Office for Davidson County, Tennessee.

This is improved property located at: **308 Fairbanks Road, Goodlettsville, TN 37072.**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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 Grantee, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 executed this instrument on this 9th day of December, 2024.

GRANTOR:

John Burie

Tiffany Burie

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Burie and Tiffany Burie, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

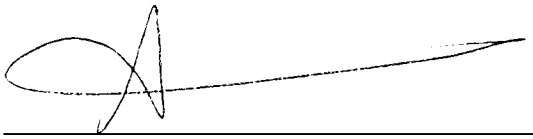
WITNESS my hand and seal at office this 9th day of December, 2024.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **12-9-2024**.



Affiant Signature — **12-9-2024** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **12-9-2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

