File Number 24176819

*Please return after recording to:*
BCHH
181 Montour Run Road, Coraopolis, PA 15108

Tax ID: 086 12 0D 076.00

*Mail tax statement to New Property Owner*:
Michael Burr
7036 Evans Hill Way, Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 1213866 DEEDWARR
12/10/2024 03:26:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20241210-0096002

| THIS INSTRUMENT PREPARED BY: | WHEN RECORDED RETURN TO: | Send Tax Bills To New Property Owner at: | Map & Parcel No. |
|---|---|---|---|
| Carolyn Dale<br>Attorney at Law*<br>c/o 800 Town and Country Boulevard Suite 500 Houston, TX 77024 | BCHH, INC., 181 Montour Run Road, Coraopolis, PA 15108 | Michael Burr<br>7036 Evans Hill Way, Hermitage, TN 37076 | 086 12 0D 076.00 |

# GENERAL WARRANTY DEED

Exempt Pursuant to 67-4-409-(C)(i)(a)

FOR AND IN CONSIDERATION of the sum of $1.00 cash in hand paid by Michael Burr, an unmarried man, whose address is 7036 Evans Hill Way, Hermitage, TN 37076 ("Grantee(s)"), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, Michael Burr and Kelly Anne Burr, formerly married, whose address is 7036 Evans Hill Way, Hermitage, TN 37076 ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Grantee(s), Grantee's successors and assigns (if applicable), a certain tract or parcel of land in County of Davidson, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 76, ON THE PLAN OF RIVERBROOK, PHASE 2, FINAL SUBDIVISION PLAT, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20220617-0069868, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS FURTHER SUBJECT TO (1) ALL APPLICABLE ZONING ORDINANCES (2) UTILITY, SEWER, DRAINAGE AND OTHER EASEMENTS OF RECORD, (3) ALL SUBDIVISION/CONDOMINIUM ASSESSMENTS, COVENANTS, BYLAWS, RESTRICTIONS, DECLARATIONS AND EASEMENTS OF RECORD, (4) BUILDING RESTRICTIONS, AND (5) OTHER MATTERS OF PUBLIC RECORD.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

**NOTICE:** This instrument was prepared by local counsel for Betters Law Firm PLLC ("BLF") at the request of BCHH Inc. ("Client") using information provided by Client. By accepting this instrument, all parties to the transaction release BLF from any liability. BLF has not investigated or verified information provided by Client and BLF does not warrant the validity of the information nor quality of title to the real estate described above. BLF does not represent any of the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument. BLF is not responsible for any alterations to the document after it is delivered to Client.

Being the same real estate conveyed to Grantor by instrument recorded on 10/16/2023 at Instrument Number 20231016-0080800 in the Register's Office of Davidson County, Tennessee.

Commonly known as 7036 Evans Hill Way, Hermitage, TN 37076. This address is provided for informational purposes only.

Subject to all valid easements, rights-of-way, reservations, covenants and restrictions of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, Grantee's heirs, successors and assigns in fee simple forever. And Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the afore-described real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

Dated this 09 day of September, 2024.

[Signature Page Follows]

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GRANTOR(S):

Kelly Anne Burr

**ACKNOWLEDGMENT**

STATE OF Tennessee )
)
COUNTY OF Davidson )

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Kelly Anne Burr and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 09 day of September, 2024.

Notary Public

My Commission Expires: 01.24.2028



GRANTOR(S):

Michael Burr

**ACKNOWLEDGMENT**

STATE OF Tennessee )
)
COUNTY OF Davidson )

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Michael Burr and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 09 day of September, 2024.

Notary Public

My Commission Expires: 01.24.2028

LAURA MACHADO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

## OATH OF CONSIDERATION

The actual consideration for this transfer is ~~$1.00~~ $0.00. The assessed value is $99,800.00.

Grantee:

Michael Burr

SUBSCRIBED AND SWORN TO before me this 09 day of September, 2024.

Notary Public
My Commission Expires: 01.24.2028

(For Recording Data Only)

LAURA MACHADO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

## Tennessee Certification of Electronic Document

I, Rob Newman, 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 9-9-2024 (date of document).

Affiant Signature

10-9-2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 9th day of October, 2024.

Thomas E Workman
Notary's Signature

MY COMMISSION EXPIRES: 2-10-2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
THOMAS E. WORKMAN, Notary Public
Beaver County
My Commission Expires February 10, 2025
Commission Number 1391170