Karen Johnson Davidson County
Batch# 1234360 DEEDWARR
02/05/2025 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $699.30
20250205-0008837

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $189,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of January, 2025.

Notary Public
My Commission Expires: 6/20/28

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Jennifer Lynn Croy 1722 Campbell Road Goodlettsville, TN 30772	NEW OWNER	024 00 0 180.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **MICHELE J. BURKS, MARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JENNIFER LYNN CROY, UNMARRIED**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, described as follows, to-wit:

Beginning at the intersection of the Northerly right-of-way (25 feet from the centerline) of Campbell Road with the Easterly boundary line of property owned by Leslie B. Kiber, et ux., of record in Deed Book 5448, Page 119, in the Register's Office for Davidson County, Tennessee, said intersection being Easterly approximately 0.3 mile from Brick Church Pike, and being the Southwest corner of the herein-described tract; thence, leaving said right-of- way with said Easterly boundary line as follows: North 08 degrees 12 minutes 32 seconds East 381.28 feet, North 09 degrees 22 minutes 52 seconds West 148.80 feet, North 84 degrees 52 minutes 13 seconds East 307.45 feet, North 71 degrees 22 minutes 59 seconds East 210.45 feet; thence, severing the property of Donna Allison Shell and Joseph Duke Sutherland, Trustees, of record in Deed Book 6012, Page 886, in said Register's Office, as follows South 05 degrees 51 minutes 05 seconds East 517.20 feet, North 77 degrees 39 minutes 00 seconds West 489.80 feet, South 00 degrees 05 minutes 24 seconds West 243.40 feet to a point intercepting a curve in said right-of-way concave to the North and having a radius of 651.80 feet; thence with said curve and right-of-way, Westerly an arc distance of 115.10 feet through a central angle of 10 degrees 07 minutes 05 seconds to the beginning containing 5.20 acres.

BEING the same property conveyed to Michele Burks by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated 9/5/2014 and recorded 9/10/2014 in Instrument No. 20140910-0082897, Register's Office for Davidson County, Tennessee. Power of Attorney for Grantor of record in Instrument No. 20131217-0127478, said Register's Office.

The Grantor hereby makes oath that the above described property was not used as a marital residence.

This is improved property, known as: 1722 Campbell Road, Goodlettsville, TN 37072

This Conveyance is Subject to:

***Any and all plats, easements, restrictions, and other matters of record.**
***Taxes and assessments for the year 2025 and subsequent years.**
***Any visible and unrecorded easements, building regulations and zoning regulations.**
***Deed of Trust from Michele J. Burks to Grassland Financial in the amount of $140,000.00 recorded June 16, 2021 in Instrument No. 20210616-0081175, Register's Office Davidson County, TN.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good

right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 23 day of January, 2025.

GRANTOR:

MICHELE J. BURKS

State of FLORIDA)
County of Bay)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **MICHELE J BURKS.**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23 day of January, 2025.

Notary Public:
Commission Expires: July 9, 2028

This Instrument Prepared By:

Sutherland Law Office
879 Greenlea Boulevard, Suite 102
Gallatin, TN 37066
(615) 824-7059

CATHY COOK
MY COMMISSION # HH 568426
EXPIRES: July 9, 2028

State of Florida, County of Bay

The foregoing instrument was acknowledged before me this 23 day of January, 25 by Michele Burks who produced T.N DL as identification.

Notary Public:

Certificate of Authenticity

I, **Brenda Huntsman**, 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 1/31/25.

Date

Brenda Huntsman

Affiant Signature

2/5/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5th day of February, 2025.

Notary's Signature

My Commission Expires: 6/20/28

Date

Notary's Seal (if on paper)

