Send Tax Bills To:
Jerry Dennis Burgess
3985 Couchville Pike
Hermitage, TN 37076

This Instrument Prepared By:
Cedar City Title, LLC
115 East Main Street Ste B
Lebanon, TN 37087

New Owners:
Jerry Dennis Burgess
3985 Couchville Pike
Hermitage, TN 37076

Space for Recorders Stamp

Karen Johnson Davidson County
Batch# 1239697 DEEDWARR
02/21/2025 03:04:30 PM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20250221-0013157

Map & Parcel No: 138-00-0-143.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FIVE HUNDRED FIFTY THOUSAND AND 00/100 ($550,000.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **William B. Burnett and Samantha A. Burnett, husband and wife** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jerry D. Burgess and Aleta K. Burgess, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in the Second Civil District of Davidson county, Tennessee, the 13th Councilmanic district and described according to a survey of dale and associates, Job No. 89-110, dated September 5, 1989 and described as follows:

BEGINNING at a point in the center of Couchville Pike, said point being 544.40 feet more or less, along the center of Couchville Pike, east of the Margurette Robinson property as described in deed Book 5791, Page 43, of the R. O. D.C., Tennessee; thence, with the center of Couchville pike. South 52 degrees 14 minutes 03 seconds East, a distance of 231.00 feet to a point; thence, leaving the center of Couchville pike, South 07 degrees 06 minutes 11 seconds West, a distance of 672.87 feet to a point; thence, South 40 degrees 26 minutes 07 seconds West, a distance of 130.02 feet to a point; thence North 82 degrees 35 minutes 25 seconds West, a distance of 250.00 feet to a point; thence North 14 degrees 53 minutes 11 seconds East, a distance of 906.32 feet to the point of beginning, and containing 5.010 acres of land more or less.

INCLUDED in this description is a strip of land 25", wide for the Right-of-Way of Couchville pike, and being more particularly described by metes and bounds as follows:

Beginning at a point in the center of Couchville Pike, said point being 544.40 Feet more or less, along the center of Couchville Pike, East Of The Margurette Robinson Property as described in Deed Book 5791, Page 43, R.O.D.C., Tennessee; thence with the center of Couchville Pike, South 52 degrees 14 minutes 03 seconds, a distance of 231.00 feet to a point, thence, leaving the center of Couchville Pike, South 07 degrees 06 minutes 11 seconds West, a distance of 29.06 feet to a point; thence North 52 degrees 14 minutes 03 seconds West, a distance of 235.37 feet to a point; thence n point of beginning, and containing 0.134 acres of land more or less.

Being the same property conveyed to Samantha A. Burnett and William B. Burnett, wife and husband by Warranty Deed from Jeffrey Higginbotham a widower, dated January 25, 2021 and recorded January 26, 2021 in Instrument No. 20210126-0011708, Register's Office of Davidson County, Tennessee.

This is _X__IMPROVED ___UNIMPROVED property known as 3985 Couchville Pike, Hermitage TN 37076.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

TO HAVE AND TO HOLD said tract or parcel of land, with all rights, improvements, appurtenances, estate, title, easements, and interest unto said Grantees, their heirs, successors and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of February, 2025 .

William B. Burnett

Samantha A. Burnett

STATE OF TENNESSEE
COUNTY OF WILSON

On this 13th day of February, 2025, before me personally appeared William B. Burnett and Samantha A. Burnett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of February, 2025.

Notary Signature

My commission expires:

CHASE OWENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-25-2027

202502210013157

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $550,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 18th day of February, 2025.

Notary Signature
My commission expires: 5-5-25

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, **John Gleaves** 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 authenticated according to law on FEBRUARY 13, 2025

Affiant Signature

February 20, 2025
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 20TH day of February, 2025.

Notary's Signature



My Commission Expires: 05/08/28
Date

Notary's Seal (if on paper)