Karen Johnson Davidson County
Batch# 1242289 DEEDWARR
02/28/2025 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20250228-0015245

This instrument prepared by:
RealSource, LLC
Doris Phillips
500 Corporate Parkway
Suite 400
Hoover, AL 35242
(205) 682-7655

[illegible]
File No. 1-23831-05

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR
FOR THIS TRANSFER IS $ 415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 day of February 2025.

Notary Public
My Commission Expires: 11-8-2028

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map and Parcel
Ryan Michael Burke 628 Atlanta Drive Hermitage, TN 37076	Ryan Michael Burke 628 Atlanta Drive Hermitage, TN 37076	075-08-0-084.00

WARRANTY DEED

THIS DEED, made and entered by and between **Gary Charles Bailey and wife, Donna A. Bailey** hereinafter known as Grantors, and **Ryan Michael Burke, an unmarried man** hereinafter known as Grantee.

WITNESSETH

That for and in consideration of the sum of Ten dollars and no/100 ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor has bargained and sold, and does hereby grant, bargain, sell, transfer and convey unto the Grantee, their successors, heirs and assigns, with covenants of general warranty of title, the following described property, located in Davidson County, Tennessee, to-wit:

All that parcel of land in Davidson County, State of Tennessee being known as:

Lot 373, on the Plan of Tulip Grove Subdivision, Section Six, of record in Plat Book 4460 Page 19 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed by Quitclaim Deed from Betty Gail Bailey into Gary Charles Bailey, dated December 22, 1998, filed for record on December 31, 1998, and recorded in Book 11275 Page 593, Register's Office, Davidson County, Tennessee.

Being the same property conveyed by Deed from William H. Wilcox and wife, Barbara Lou Wilcox into Gary Charles Bailey and wife, Betty Gail Bailey, dated July 29, 1992, filed for record on August 4, 1992, and recorded in Book 8692 Page 934, Register's Office, Davidson County, Tennessee.

Donna A. Bailey is joining in this conveyance to convey any marital interest she may have in the above-described property.

This is improved property known as: 628 Atlanta Drive Hermitage, TN 37076

TO HAVE AND TO HOLD the above-described property, together with all the rights, privileges and appurtenances thereunto belonging, unto the Grantee, with general warranty of title, their heirs and assigns, in fee simple, forever.

The Grantors covenant with the Grantee, their heirs and assigns, that they are lawfully seized and possessed of the property herein conveyed; that they have full power and authority to convey the same; that said property is free and clear of any encumbrance, except as herein stated; and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made expressly subject to all covenants, conditions, restrictions and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereto, and to any easements apparent from an inspection of said property.

Witness the following signatures on this the 27 day of February, 2025.

Gary Charles Bailey

Donna A. Bailey

STATE OF Tennessee
COUNTY OF DeKalb

Before me personally appeared Gary Charles Bailey and Donna A. Bailey to me known to be the persons described in and who executed the foregoing instrument, or proves to me on the basis of satisfactory evidence, and acknowledged that they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal on this 27 day of February, 2025.

Notary Public
My Commission Expires: 7/8/2028

LONI M. EASTERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DEKALB

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 2/27/25 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 2/27/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 **day of** February, 2025.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

