# WARRANTY DEED

Karen Johnson
Batch # 1280717
06/03/2025 09 18 42 AM
Fees $13 00 Taxes $810 30

Davidson County
DEEDWARR
2 pgs

20250603-0043379

STATE OF TENNESSEE
COUNTY OF Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 21, 2027

**THIS INSTRUMENT WAS PREPARED BY**
Title Group of Tennessee, LLC Series Bravo, 313 East College Street, Ste 3, Dickson, TN 37055
File number 2025-04-13461B

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILL TO | MAP/PARCEL NUMBERS |
|---|---|---|
| Patrick Michael | Patrick Michael | 102 07 0A 101 00 |
| (NAME) | (NAME) | |
| 6680 Charlotte Pike #H-5 | 6680 Charlotte Pike #H-5 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Nashville, TN 37209 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BARRY BURNETTE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK MICHAEL,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee being Apartment Unit Number H-5 of West Meade Condominium created under Title 66, Chapter 27, Section 101, et seq , as amended Tennessee Code Annotated, and as established by a Master Deed of record in Book 5923, Page 704, as amended in Book 6277, Page 653, in Book 7333, Page 415, and in Book 7333, Page 418, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed Reference is hereby made to the Plat of West Meade Condominium of record in Book 5200, Page 430, said Register's Office, for a more complete identification and description of said Unit

BEING the same property conveyed to Barry Burnette, unmarried from Hannah Paramore Breen and William Breen, Jr, wife and husband, by Warranty Deed dated May 04, 2023 and of record on May 05, 2023, as Instrument No 20230505-0033528, in the Register's Office for Davidson County, Tennessee

Subject to applicable restrictions, building setback lines and all existing easements that appear of record in the Register's Office for Davidson County

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, his heirs and assigns forever, and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my hand this 29 day of May, 2025

Barry Burnette

**Barry Burnette**

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Barry Burnette** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of May, 2025

Commission Expires _____

TASHA HAYNES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES APRIL 22, 2026

Tasha Haynes

Notary Public