Karen Johnson Davidson County
Batch# 1411153 DEEDWARR
04/24/2026 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.13
20260424-0035034

THIS INSTRUMENT PREPARED BY:
**Horizon Land Title, Inc.**
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER**
Calvin D. Burnett **& Pauline S. Burnett**
2317 Crescent Valley Place
Hermitage, TN 37076

**MORTGAGEE**

**SEND TAX BILLS**
~~Mortgagee~~
New owner

**MAP-PARCEL:**

064-16-0D-106.00-CO

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Kristin Ashley Levering, a single woman,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Calvin D. Burnett and Pauline S. Burnett, husband and wife,** hereinafter called the Grantees, their 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 Lot No. 166 on the Plan of Section Three, Truxton Park of record in Plat at Instrument No. 20011024-0116272, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Kristen Ashley Leverling, a single woman by Limited Liability Warranty Deed from Sirva Relocation, LLC, a Delaware Limited Liability Company, a Limited Liability Company of record in Instrument No. 20041019-0125479 Register's Office for Davidson County, Tennessee, dated October 04, 2004 and recorded on October 19, 2004.**

**Being the same property conveyed to Kristen Ashley Levering, a single woman by Quit Claim Deed from Kristen Ashley Levering, who erroneously acquired title as Kristen Ashley Leverling, a single woman of record in Instrument No. 20160713-0071536 Register's Office for Davidson County, Tennessee, dated June 16, 2016 and recorded on July 13, 2016.**

**THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.**

This is improved property known as **2317 Crescent Valley Place Hermitage, TN 37076.**

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, their heirs and assigns, forever; and we do covenant with the said Grantees that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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 our hands this 22nd day of April, 2026.

Kristin Ashley Levering

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kristin Ashley Levering, a single woman, 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 22nd day of April, 2026.

NOTARY PUBLIC

My Commission Expires: 10/2/2028

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $384,900.00.

AFFIANT

Subscribed and sworn to before me this 22nd day of April, 2026.

NOTARY PUBLIC

My Commission Expires: 1/30/27

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

***Please Return to:***

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

202604240035034

Certificate of Authenticity

I, Christen Rabe, 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 **April 22, 2026**.

Date

Christen Rabe

Affiant Signature

**4/23/26**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **23rd** day of **April**, 20**26**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027