This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 237389 DEEDWARR
05/31/2019 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $429.93
20190531-0052056

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 116,195.00

Marty Lee Perry
Affiant Signature

Subscribed and sworn to before me on this the 30th day of May, 2019

Notary Public

My Commission expires 3 / 13 / 21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Sheila Terrell
Justin R. Brickell
4804 Big Horn Dr.
Old Hickory, TN 37138-4002
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 06513001100

WARRANTY DEED

19NT00318

Effective the 30th day of May, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JUNIOUS C. KIRKLAND AND GLORIA A. KIRKLAND, HUSBAND AND WIFE

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

SHEILA D. TERRELL, AN UNMARRIED WOMAN, AND JUSTIN R. BRICKELL, AN UNMARRIED MAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 2-A, Zone Lot Division of Lot 2, Sherwood Forest, Section 1, SD recorded in Book 6200, Page 123, said Register's Office, to which plat reference is here made for a more complete and detailed description thereof.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Junious C. Kirkland and Gloria A. Kirkland, husband and wife, by Warranty Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington D.C., dated 12/8/2014 and recorded 12/10/2014 in Document 20141210-0112985, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 4804 Big Horn Dr, Old Hickory, TN 37138.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 30th day of May, 2019

Junious C. Kirkland
Junious C. Kirkland

Gloria A. Kirkland
Gloria A. Kirkland

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Junious C. Kirkland and Gloria A. Kirkland** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 30th day of May, 2019.

Notary Public

My commission expires: 3/15/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

201905310052056

CERTIFICATE OF AUTHENTICITY

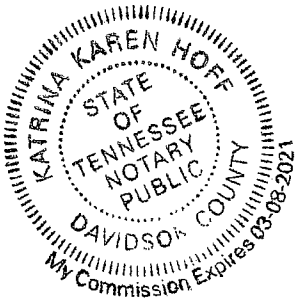
I, Sean Huddleston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My commission expires: 03-08-2021

Notary's Seal: