2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

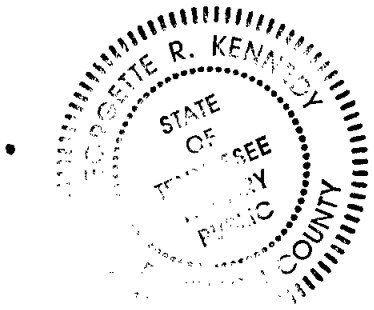
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2019.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)



Karen Johnson Davidson County
Batch# 237559 **DEEDWARR**
06/03/2019 09:50:43 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20190603-0052328

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Charlotte L. Browning 1709 Stratford Avenue Nashville, TN 37216	New Owner	072-04-0-148

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James Tyler Kidd and Tara W. Kidd, formerly Tara Williams, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Charlotte L. Browning, an unmarried woman,** hereinafter called Grantee(s), her heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly 25 feet of Lot No. 3 and all of Lot No. 4 of Block "D" on the Plat of Inglewood Terrace, as of record in Book 1130, Page 1, Register's Office, Davidson County, Tennessee, described as follows:

Beginning at a point on the easterly margin of Stratford Avenue 25 feet north of the dividing line between Lot Nos. 3 and 4; thence eastwardly and parallel with said dividing line 200 feet to the westerly line of Lot No. 5; thence with said line, southwardly 100 feet to the northerly margin of Inglewood Circle South; thence with said Circle, westwardly 180 feet to the beginning of a curve; thence with said curve in a northwesterly direction 31 .4 feet to the easterly margin of Stratford Avenue; thence with said Avenue northwardly 80 feet to the beginning.

Being the same property conveyed to James Tyler Kidd, unmarried and Tara Williams, unmarried by Warranty Deed from John Alvin Preston Jr. and Patricia Owen Preston, husband and wife, dated 08/15/2016 and recorded 08/23/2016, of record in Instrument No. 20160823-0088077, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1709 Stratford Avenue, Nashville, TN 37216

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 my/our hand(s) this the 31st day of May, 2019.

James Tyler Kidd by Tara W. Kidd as Attorney-in-Fact

Tara W. Kidd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Tara W. Kidd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for James Tyler Kidd, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name James Tyler Kidd, the bargainor, by the said Tara W. Kidd, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 31st day of May, 2019.

Notary Public

John M. Wells State of Tennessee Notary Public Davidson County

My Commission Expires: 3/7/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Tara W. Kidd formerly Tara Williams, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the 31st of May, 2019.

Notary Public

My Commission Expires: 3/7/2023

John M. Wells State of Tennessee Notary Public Davidson County