Warranty Deed

Karen Johnson Davidson County Batch# 257426 DEEDWARR 07/16/2019 10:44:30 AM 3 pgs Fees: $18.00 Taxes: $1,369.00 20190716-0069405	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $370,000.00. Nicolette Cole Affiant Subscribed and sworn to before me, this the 10th day of July, 2019. Notary Public My commission expires: 01-06-20

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael Grant	United Security Financial Corp	058-14-0-058.00
109 Eaton Court	930 East 6600 South	
Nashville, TN 37218	Murray, UT 84121	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANNIE RUTH KINZER, SINGLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL GRANT**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 253 on the Plan of Enchanted Hills, Section 10 of record in Plat Book 4460, Page 39, 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 Altamont A. Corlew and wife, Linda C. Corlew by Warranty deed from Charles T. Mebane and wife, Dorothy G. Mebane of record in Book 5162, page 353, Register's Office for Davidson County, Tennessee, dated June 15, 1977 and recorded on June 22, 1977.

Altamont Corlew was awarded all rights, title and interest in the marital property as part of the Divorce Decree between himself and Linda Corlew with the courts approval and entry of the Final order entered on May 03, 1984 and recorded in Book 8226, Page 52, Register's Office of Davidson County, Tennessee. Therefore, making him sole owner of the property and entitled to receive one hundred percent (100%) interest in the real estate described above by virtue of the law.

Being the same property conveyed to Niccole Suddeth by Quitclaim deed from Altamont A. Corlew, single of record in Instrument No. 20171102-0112301, Register's Office for Davidson County, Tennessee, dated October 27, 2017 and recorded on November 02, 2017.

Being the same property conveyed to Annie Ruth Kinzer, single by Warranty deed from Niccole Suddeth, married of record in Instrument No. 20180713-0068088 Register's Office for Davidson County, Tennessee, dated July 02, 2018 and recorded on July 13, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 109 Eaton Court, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of July, 2019.

Annie Ruth Kinzer

Annie Ruth Kinzer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Annie Ruth Kinzer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of July, 2019.

Notary Public

My Commission Expires: 5-2-2022

ANGIE LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Certificate of Authenticity

I, Jennifer Chandler- Cole 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 according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

