Karen Johnson Davidson County
Batch# 259959 DEEDWARR
07/22/2019 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $875.98
20190722-0071585

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721523**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $236,750.00. Affiant Subscribed and sworn to before me, this 19th day of July, 2019. Notary Public My Commission Expires: 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires 03/10/2021
COUNTY OF WILSON

WARRANTY DEED

Address New Owner: Cheryl Myint 2817 Colonial Circle Nashville TN 37214	Send Tax Bills To: F+M Bank New Owner 50 Franklin St Clarksville, TN 37040	Tax Information: Tax Parcel ID No. 096-05-0-120.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kimberly C. Quick, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cheryl Myint, unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Colonial Village, as of record in Book 1424, Page 58, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Ashley Harris, a married woman to Kimberly C. Quick, an unmarried woman, as recorded on the 9th day of July, 2018 in Instrument No. 20180709-0065812; Warranty Deed from Amanda Dean Successor Trustee of The 2817 Colonial Circle Trust to Ashley Harris, as recorded on the 26th day of January, 2018 in Instrument No. 20180126-0008325; Special Warranty Deed from Daryl Lee Morris, unmarried and Wanda Jean Morris, unmarried to Triston Jacobs, Trustee of the 2817 Colonial Circle Trust, as recorded on the 17th day of November, 2017 in Instrument No. 20171117-0118269; Affidavit of Heirship of Mark Owen Morris recorded in Instrument No. 20170915-0094539; Probate in Docket No. 17P1636; Quitclaim Deed from Donna Renee Morris to Mark Owen Morris, as recorded on the 5th day of February, 2001 in Instrument No. 20010205-0010817 and Warranty Deed from Jimmy Morris and wife, Mary Jo Morris to Mark Owen Morris and wife, Donna Renee Morris, as recorded on the 24th day of July, 1995 in Deed Book 9737, Page 834, in the Register's Office of Davidson County, Tennessee.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COLONIAL VILLAGE, as recorded in Plat Book 1424, Page(s) 58.

This is improved property located at 2817 Colonial Circle Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of July, 2019.

Kimberly C. Quick
Kimberly C Quick

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF ~~DAVIDSON~~ LR)
Miami Dade

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kimberly C Quick, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of July, 2019.

Notary Public

My Commission Expires: 01/24/2023

Notary Public State of Florida
Luise Restrepo
My Commission GG 294649
Expires 01/24/2023

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

