Karen Johnson Davidson County
Batch# 360363 DEEDWARR
02/19/2020 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $639.09
20200219-0018440

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 201
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $172,725.00.

Affiant

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

Subscribed and sworn to before me, this 13th day of February, 2020.

Notary Public
My commission expires: 03/21/2022

05-1912-67660

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ah Shew Wong 1230 Old Dickerson Pike Goodlettsville TN 37072	Ah Shew Wong 1230 Old Dickerson Pike Goodlettsville, TN 37072	033-00-0-071.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carol Dean Kinnard, Unmarried Woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ah Shew Wong, Unmarried Woman**, hereinafter called the Grantees, their successors 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, and being more particularly described as follows, to-wit:

Beginning in the center of Old Dickerson Pike, a corner to J. L. Frank property; thence North 88 degrees 18' East 242 feet to a hackberry; thence South 29 degrees 15' East 288 feet to a stone and iron pipe; thence North 88 degrees 24' West 475 feet to the center of the Old Dickerson Pike; thence North 21 degrees 04' East with the center of Old Dickerson Pike 286.4 feet to the point of beginning, by survey made by H. R. Fawlkes, August, 1947.

For informational purposes only: prior deed references subject property to contain 2.05 acres, more or less.

Being the same property conveyed to Sherman M. Kinard, Sr. and wife, Gracie L. Kinard and Sherman M. Kinard, Jr., and wife, Geraldine Kinard by deed from William B. Kinard and wife, Bertha Kinard, dated September 22, 1958, recorded October 20, 1958, of record in Book 2809, Page 484, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Sherman M. Kinnard, Jr. and wife, Geraldine Kinnard by deed from Sherman M. Kinnard, Sr. and wife, Gracie Kinnard, reserving unto themselves a life estate, dated April 11, 1969, recorded April 16, 1969, of record in Book 4326, Page 102, Register's Office for Davidson County, Tennessee. The said Geraldine Kinnard having since died on February 1, 1985. The said Sherman M. Kinnard, Sr. having since died on November 11, 1992. The said Gracie Kinnard having sinde died on August 25, 1996. The said Sherman M. Kinnard, Jr. having since died on August 2, 2017. The Last Will and Testament of Sherman Kinnard, Jr. filed on November 30, 2017 in the Probate Court for Davidson County, Tennessee, Docket No. 17P-1932.

Further being the same property conveyed to Carol Dean Kinnard by Executrix's Quitclaim Deed from Carol Dean Kinnard, the Personal Representative of the Estate of Sherman Kinnard, Jr., dated February 8, 2018, recorded February 27,

2018, of record in Instrument No. 20180227-0018346, Register's Office for Davidson County, Tennessee.

The said Sherman M. Kinard, Sr. is one and the same person as Sherman M. Kinnard, Sr..
The said Gracie L. Kinard is one and the same person as Gracie L. Kinnard.
The said Sherman M. Kinard, Jr. is one and the same person as Sherman M. Kinnard, Jr..
The said Geraldine Kinard is one and the same person as Geraldine Kinnard.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1230 Old Dickerson Pike, Goodlettsville, TN 37072.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 13th day of February, 2020.

Carol Dean Kinnard

Carol Dean Kinnard

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Dickson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Carol Dean Kinnard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Dickson, TN, this 13th day of February, 2020.

Deanna F Wood

Notary Public

My Commission expires: 02/07/2022

DEANNA F. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-07-2022

True Copy Certification

I, Krystal Schuster, 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 Sumner

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Krystal Schuster, 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: 03/21/2022

