Karen Johnson Davidson County
Batch# 383193 DEEDWARR
04/08/2020 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,146.63
20200408-0037063

WARRANTY DEED

MEAGHAN G. SPRUILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS~~ TRANSFER IS $309,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 08/30/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 2615 Medical Center Parkway, Suite 1560, Murfreesboro, TN 37129

File No.: TN-20-01051

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jameson Kirk and Courtney Kirk	Jameson Kirk and Courtney Kirk	
(NAME) 2327 Ridgeland Drive	(NAME) 2327 Ridgeland Drive	073-11-0-044.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Nine Thousand Nine Hundred And No/100 Dollars ($309,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARY J. LEWIS, TRUSTEE, AND HER SUCCESSORS IN TRUST, OF THE MARY J. LEWIS REVOCABLE LIVING TRUST AND JULIA GHEE AND JAMIE NICHOLSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMESON KIRK AND COURTNEY KIRK,HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, 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. 396 on the Plan Sunset View, Section V, as of record in Book 2854, Page 20, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 396 fronts 100 feet on the south side of Ridgeland Drive and runs back 154.5 feet on the west line and 158.2 feet on the east line, to a dead line in the rear, which is a broken line, on which measures 115.6 feet.

As conveyed to Mary Jacqueline Hudgins Lewis, Julia May Hudgins Ghee and Jamie Hudgins Nicholson by the Last will and Testament of Mary Alma Hudgins Jackson of record in Instrument No. 20160127-0008021, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Oscar J. Hudgins and wife, Mary Russell Hudgins by Warranty deed from Harold C. Reaves and wife, Elizabeth B. Reaves of record in Book 3074, page 183, Register's Office for Davidson County, Tennessee, dated May 09, 1960 and recorded on June 06, 1960.

Being a portion of the same property conveyed to Mary Jackson by Quitclaim Deed from Mary Hudgins nka Mary Jackson of record in Instrument No. 20090625-0059122 Register's Office for Davidson County, Tennessee, dated June 24, 2009 and recorded on June 25, 2009. (Value of consideration shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Mary J. Lewis, Trustee, and her successors in trust, of The Mary J. Lewis Revocable Living Trust by Quitclaim Deed from Mary Jaqueline Hudgins Lewis of record in Instrument No. 20160920-0098603 Register's Office for Davidson County, Tennessee, dated September 08, 2016 and recorded on September 20, 2016. (Value of consideration shown in aforementioned deed $0.00.)

unimproved ☐
This is improved ☒ property, known as 2327 Ridgeland Drive, Nashville, TN 37214

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Mary J. Lewis, Trustee, and her successors in trust, of The Mary J. Lewis Revocable Living Trust and Julia Ghee and Jamie Nicholson this 30 day of MARCH, 2020

Mary J. Lewis, Trustee, and her successors in trust, of The Mary J. Lewis Revocable Living Trust

BY: Mary J. Lewis, Trustee and her Successors in trust of the Mary J Lewis Revocable Living Trust

Julia Ghee

Jamie Nicholson

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 30 day of MARCH 2020, _____, before me personally appeared Mary J. Lewis, Trustee, and her successors in trust, of The Mary J. Lewis Revocable Living Trust and Julia Ghee and Jamie Nicholson to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 30 day of March, 2020

Commission Expires: _____

Notary Public

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022

True Copy Certification

I, Danielle Chandler, 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.

Danielle Chandler

State of Tennessee

County of Williamson

Personally appeared before me, Meaghan G. Spruill (name of notary), a notary public for this county and state, Danielle Chandler (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Meaghan G. Spruill

Notary Signature

My commission Expires: 08/30/2021

Notary Seal (if on paper)

