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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 486727 DEEDWARR
09/30/2020 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20200930-0112763

WARRANTY DEED

Address New Owner(s):
Heidi M. Kemp
7860 Harpeth View Drive
Nashville, TN 37221

Send Tax Bills to:
New Owner

Map/Parcel: 142130B16300CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Donna Corn Crumley, James Leslie Corn and Anita Corn Hicks**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all our interest unto **Heidi M. Kemp and Gabriel A. Kemp, wife and husband,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 163 on the plan of Riverside Subdivision, Phase 3, Revision One, of record in Instrument No. 20001208-0121080 and revised at Instrument No. 20010404-0032691, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Larry D. Corn, Sr. And Jobie A. Corn, husband and wife, by Warranty Deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes, dated May 4, 2001, and recorded in Instrument No. 20010510-0048739, said Register's Office. The said Larry D. Corn, Sr. having died on July 14, 2013, with title being vested in Jobie A. Corn as surviving tenant by the entirety.

Pursuant to the Last Will & Testament of Jobie Anne Corn, Probate No. 20P-1291, title is now vested in Donna Corn Crumley, James Leslie Corn and Anita Corn Hicks as shown on Order to Probate Only dated August 20, 2020, and filed in Instrument No. 20200827-0097003, Register's Office for Davidson County, Tennessee; and by Quitclaim Deed from Logan Corn, sole heir at law of Larry D. Corn, Jr., dated September 21, 2020, and being recorded in Instrument No. _____202009300112762_____, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to: 2020 taxes, prorated and assumed; Declaration of Covenants, Conditions and Restrictions filed in Book 7185, page 619, Book 7405, page 780, Book 8104, page 211, Book 8136, page 79, Book 11063, page 996, Instrument No. 20040419-0044162, Instrument No. 20091124-0108147 and Instrument No. 20091204-0111306; Charter filed in Book 7400, page 645; Right of way Agreement in Book 7400, page 645; Greenway Easement filed in Instrument No. 20041019-0125877; all matters as shown on the recorded plat and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 7860 Harpeth View Drive, Nashville, TN 37221

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 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 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) as on the date shown on the Notary forms.

Donna Corn Crumley

Donna Corn Crumley

James Leslie Corn

Anita Corn Hicks

Anita Corn Hicks

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donna Corn Crumley, James Leslie Corn and Anita Corn Hicks,** the within named bargainors, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of September, 2020.

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $385,000.00

Donna Corn Crumley

Affiant

Subscribed and sworn to before me this 23rd day of September, 2020.

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

