This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-8431-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $287,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2020.

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch# 487626 DEEDWARR
10/01/2020 12:11:06 PM 2 pgs
Fees: $13.00 Taxes: $*,061.90
20201001-0113455

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Meghan Melia Kindsvater 1120 Darbytown Drive Nashville, TN 37207	NEW OWNER	041-12-0-020

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Caleb Gene Nixon, unmarried and Gene Nixon, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Meghan Melia Kindsvater, as her sole and separate property,** 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 all of Lot No. 15, Section I, Bellshire Estates, according to survey and plat of same appearing of record in Book 2133, pages 124 and 125, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 111 feet on the northerly side of Darbytown Drive, and runs back 283.6 feet on the westerly line and 275.3 feet on the easterly line, to a dead line in the rear on which it measures 98 feet.

Being the same property conveyed to Caleb Gene Nixon, unmarried and Gene Nixon, married by Warranty Deed from Kevin Steele and wife, Stacey Steele, dated August 1, 2017, recorded August 4, 2017, of record in Instrument No. 20170804-0080045, Register's Office for Davidson County, Tennessee.

This is not a marital residence of Gene Nixon and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A 260-2-307 or other similar statue.

This is improved property located at: **1120 Darbytown Drive, Nashville, TN 37207.**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 30th day of September, 2020.

GRANTOR:

Caleb Gene Nixon

Gene Nixon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Caleb Gene Nixon and Gene Nixon, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of September, 2020.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Notary Public
My Commission expires: 3/8/2021