Karen Johnson Davidson County
Batch# 489433 DEEDWARR
10/05/2020 12:10:37 PM 2 pgs
Fees: $13.00 Taxes: $1,109.63
20201005-0114916

This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 3-8952-kp

STATE OF TENNESSEE
COUNTY OF Rutherford

KAYLA L DODD NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP 05-15-2021 RUTHERFORD COUNTY

The actual consideration or value, whichever is greater, for this transfer is $299,900.00.

Affiant

Subscribed and sworn to before me, this the 28th day of September, 2020.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brandon Michael Runa 2981 Harbor Lights Drive Nashville, TN 37217	new owner	136 05 0A 072.00

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, **Quanda Kimbrough, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brandon Michael Runa, a married man**, 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 Lot Number 121, as shown on a Bayview Estates, Phase Two (A Planned Unit Development) of record in Instrument No. 20000609-0057633, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Quanda Kimbrough, unmarried man, by Warranty Deed from David J. Wingo, an unmarried man, of record in Instrument No. 20160923-0100430, in the Register's Office of Davidson County, Tennessee, dated September 19, 2016 and recorded on September 23, 2016.

Susan Kimbrough joins in this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is ☒ improved or ☐ unimproved property located at: **2981 Harbor Lights Drive, Nashville, TN 37217**

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 28th day of September, 2020.

GRANTOR:

Quanda Kimbrough

Susan Kimbrough

STATE OF TENNESSEE,
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Quanda Kimbrough and Susan Kimbrough, 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 28th day of September, 2020.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY