This Instrument Prepared By:
Mark E. Morrison
Grissim and Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201
615.345.7006

Karen Johnson Davidson County
Batch# 518257 DEEDWARRSP
11/18/2020 12:11:17 PM 4 pgs
Fees: $23.00 Taxes: $4,163.24
20201118-0135831

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
Terah S. Kimbrell 204 Acklen Park Drive, Unit 303 Nashville, TN 37203	Same	Tax ID / Parcel No. 104-02-3M-303.00-CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SAMUEL K. BROWN, TRUSTEE OF THE TERRY S. KIMBRELL IRREVOCABLE TRUST (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto TERAH S. KIMBRELL, a single individual (the "Grantee"), her successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for 2020 taxes and matters of record. Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor but not further or otherwise.

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.

[Remainder of page intentionally left blank; signature page follows.]

WITNESS our hands this 12th day of October 2020.

GRANTOR:

SAMUEL K. BROWN, TRUSTEE OF THE TERRY S. KIMBRELL IRREVOCABLE TRUST

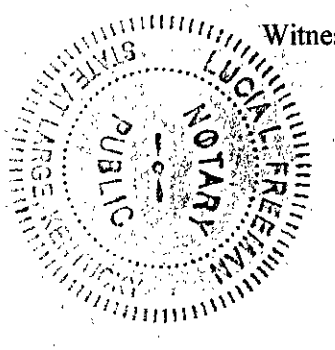
By: _____
Samuel K. Brown, Trustee

STATE OF Kentucky)

COUNTY OF Fayette)

Personally appeared before me, a Notary Public, SAMUEL K. BROWN, TRUSTEE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Trustee of the TERRY S. KIMBRELL IRREVOCABLE TRUST and is authorized by the Trust to execute this instrument on behalf of the Trust.

Witness my hand, at office, this 12th day of October 2020.



Lucia L. Freeman
Notary Public
My Commission Expires: 2/16/22

STATE OF TN)

COUNTY OF Davidson)

The actual consideration for this transfer, or value of property (whichever is greater) is $1,125,200.00.

Affiant

Subscribed and sworn to before me this 19 day of October 2020.

Notary Public

My Commission Expires: March 7, 2023

MELQUISEDEC ASCENCIO AYALA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Mar. 7, 2023

EXHIBIT A
Property Description

A CERTAIN TRACT OR PARCEL OF LAND, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

UNIT 303 AS SHOWN ON THE PLAN OF NOVELLO CONDOMINIUM, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS HAVING BEEN ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE NOVELLO CONDOMINIUM OF RECORD IN INSTRUMENT NO. 20151116-01162332, AS AMENDED IN INSTRUMENT NO. 20161220-0133623, INSTRUMENT NO. 20170925-0097876, AND INSTRUMENT NO. 20180802-0075649, REGISTER'S OFFICE FOR SAID DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Samuel K Brown Trustee of the Terry S Kimbrell Irrevocable Trust by Warranty Deed of record in Instrument No. 20170724-0074720, in the Register's Office for Davidson County, Tennessee.