Karen Johnson Davidson County
Batch# 523411 DEEDWARR
12/02/2020 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20201202-0139980

WARRANTY DEED

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~29rd day of November, 2020~~ 17TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dustin S. Timmons and Stacie D. Timmons	Dustin S. Timmons and Stacie D. Timmons	129-01-0-015.00
(NAME) 229 Carriage Drive	(NAME) 229 Carriage Drive	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Richard B. Kent and Kristin G. Kent, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Dustin S. Timmons and Stacie D. Timmons, husband and wife,** hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 949 on the Plan of West Meade Farms, Inc., Section XV, as of record in Book 2663, Pages 54 and 55, Register's Office for said County.

Said Lot No. 949 fronts 209.1 feet on the westerly side of Jocelyn Hollow Road as measured around as slight curve, and runs back between lines, 413.7 feet on the southerly line and 365.1 feet on the northerly line, which is a broken line, to a dead line in the rear on which it measures 64.5 feet.

Being the same property conveyed to Richard B. Kent and Kristin G. Kent, husband and wife by Warranty Deed from David Scott Silverstein, Steve Allen Silverstein, and John Samuel Silverstein Owners of a One-third (1/3) undivided interest each as tenants in common, as the heirs-at-law of Clara R. Silverstein, deceased, dated 12/15/2017 and recorded 12/21/2017, of record in Instrument 201712210130218, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 6600 Jocelyn Hollow Road, Nashville, TN 37205
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 21st day of November, 2020.

Richard B. Kent

Kristin G. Kent

State of New York
County of Manhattan

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard B. Kent and Kristin G. Kent, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of November, 2020 .

Notary Public:
My Commission Expires: May 11, 2023

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

BILLY BLAKE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01BL6324685
Qualified in Bronx County
My Commission Expires 05-11-2023

True Copy Certification

I, Deborah Rand, 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.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Brenda Shelby, a notary public for this county and state, Deborah Rand, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

