Karen Johnson Davidson County
Batch# 547996 DEEDWARR
01/06/2021 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20210106-0002476

# WARRANTY DEED

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/14/2023

(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 |
|---|---|---|
| Daniel Vincent | New Owner | 07303009000 |
| (NAME) | (NAME) | |
| 2310 Kimberly Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | | |
| (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 **Wayne W Terrell, a married man**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Daniel Vincent and Kaern Gutierrez, 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:

Land in Davidson County, Tennessee, Being Lot No. 468, on the Plan of Sunset View Section 6, as of record in Plat Book 2900, Page 55, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete description.

Said Lot No. 468 fronts 100 feet on the northerly side of Kimberly Drive and extends back 257.41 feet on the westerly line and 257.41 feet on the easterly line to a dead line measuring 100.05 feet.

Being the same property conveyed to Wayne W. Terrell and wife, Peggie A. Terrell by Warranty Deed from James W. Burns and wife, Phyllis Burns, dated 12/09/1977 and recorded 12/13/1977, of record in Book 5232, Page 573, Register's Office for Davidson County, Tennessee.

The said Peggie A. Terrell died on 06/17/2018, leaving the said Wayne W. Terrell the sole surviving tenant by the entirety.

This was not nor has ever been the marital residence of the grantor.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 2900, Page 54-55; Covenants, conditions, easements and restrictions recorded in Book 2995, Page 413, 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 ☒ 2310 Kimberly Drive, Nashville, TN 37214

(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 29th day of December, 2020.

Wayne W. Terrell

Wayne W Terrell

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wayne W Terrell, 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 he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of December, 2020.

Tracey Trumphour

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mount Juliet, TN 37122**

## CERTIFICATE OF AUTHENTICITY

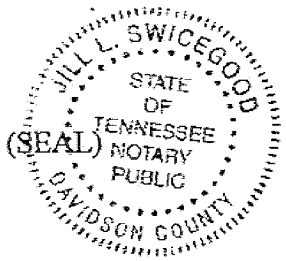
I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022