THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 551978 DEEDWARR
01/11/2021 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,729.75
20210111-0004784

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Dan Kirby and Glenda Kirby 9120 Macauley Lane Nolensville, TN 37135	-SAME AS NEW OWNER-	186-04-0A-463.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Timothy P. Chinaris and Tracie T. Chinaris, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Dan Kirby and Glenda Kirby,husband and wife,** hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County,** State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 463**, on the plan of Final Plat, Burkitt Place. Phase 2K, Section 1, as shown on plat of record in Instrument No. 20131002-0103400, Register's Office, Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Timothy P. Chinaris and Tracie T. Chinaris, husband and wife, by Warranty Deed from Drees Premier Homes, Inc., an Ohio Corporation, of record on May 29, 2014, at Instrument No. 20140529-0046336, Davidson County Register of Deeds.

This property is commonly known as 9120 Macauley Lane, Nolensville, TN 37135.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with 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, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and 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.

Witness our hands, this 7th **day of January, 2021:**

Timothy P. Chinaris

Tracie T. Chinaris

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Timothy P. Chinaris** and **Tracie T. Chinaris,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of January, 2021.

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$467,500.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 11TH DAY OF January, 2021:

Notary Public

My Commission Expires: 9-622

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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