Karen Johnson Davidson County
Batch# 555927 DEEDWARR
01/19/2021 10:38:30 AM 4 pgs
Fees: $23.00 Taxes: $668.47
20210119-0007657

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	AMARA MCKELL 112 NELSON CT. W NASHVILLE, TN 37115	Amara McKell 112 Nelson Ct. W Nashville, TN 37115

Order Number: 101-10261729

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Josh Kirby and Kelly Kirby**, for One Hundred Eighty Thousand Six Hundred Sixty Seven Dollars and 00/100 ($180,667.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Amara McKell, a(n)** SINGLE **person**, whose address is 112 Nelson Ct. W, Nashville, TN 37115, the following described real property located in the Davidson County, State of Tennessee and further described as follows:

Being all of Lot No. 105-B, on the Zone Lot Division, Lots 100 Through 111, Section 2, Primrose Meadows, as shown by plat appearing of record in Book 6900, page 105, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All other easements, restrictions, and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 033160236.00
Street address of property: 112 Nelson Ct. W, Nashville, TN 37115

Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20200228-0022269 in the Recorder's Office, Davidson County, Tennessee.

Signed this 29 day of December, 2020.

Signature of Grantors:

Kelly Kirby As POA For Josh Kirby
Josh Kirby

Kelly Kirby
Kelly Kirby

STATE OF TN, COUNTY OF Wilson, SS:

BE IT REMEMBERED That on this 29 day of December, 2020, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Josh Kirby and Kelly Kirby, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public **EXPIRATION DATE-6/15/2021**

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

TOSAN CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

County Parcel number: 033160236.00
Street address of property: 112 Nelson Ct. W, Nashville, TN 37115

Oath of Consideration

I or we, Josh Kirby Kelly Kirby the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $180,667.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 29 day of December, 2020.

Signatures of Affiant(s):

Kelly Kirby AS POA FOR Josh Kirby Kelly Kirby

Sworn and subscribed before me this 29 day of December, 2020.

TOSAN CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

EXPIRATION DATE-6/15/2021

True Copy Certification

I, Amanda Cardenas, 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 Texas

County of Collin

Personally appeared before me, [Carroll Owen], a notary public for this county and state, [Amanda Cardenas] 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' Seal (if on paper)

