Karen Johnson Davidson County
Batch# 562076 DEEDWARR
01/27/2021 10:38:15 AM 2 pgs
Fees: $13.00 Taxes: $490.25
20210127-0012017

WARRANTY DEED

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$132,500.00

|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|22nd DAY OF January,2021.

|NOTARY PUBLIC: My Commission Expires
|MY COMMISSION EXPIRES:
| (AFFIX SEAL) January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 053
Jeffrey C. Kendig	Same New Owner	GROUP 03 0
PO Box 160162		PARCEL 159.00
Nashville, Tennessee 37216		

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Jack Kinle, III, a single man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jeffrey C. Kendig

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Land located in Davidson County, Tennessee, being Lot No. 36-24 on the Plan of Section C Revised Plan of lots between Dodson and Debow Streets, Village of Old Hickory, Tennessee as of record in Book 1835, Page 52, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jack Kinle, III, by Quitclaim Deed from William K. Bean and Tyler N Bean, dated November 12, 2020 and filed of record in Instrument No. 20201208-0142746, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William K. Bean and Tyler N. Bean, as joint tenants, by Quitclaim Deed from David Kennedy, Jr., Trustee, dated May 22, 2019 and filed of record in Instrument No. 20190625-0061122, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sandra K. Bean by Quitclaim Deed from Billy Hugh Bean, dated August 27, 1997 and filed of record in Book 10595, Page 402, in the Register's Office for Davidson County, Tennessee. Sandra K. Bean having since died intestate on May 29, 2018, in Davidson County, Tennessee.

This having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as **1301 Debow Street, Nashville, Tennessee 37138**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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 my hand and official seal at office this 22nd day of January, 2021.

Jack Kinle, III

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jack Kinle, III, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of January, 2021.

NOTARY PUBLIC

My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027