Karen Johnson Davidson County
Batch# 575103 DEEDWARR
02/22/2021 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $3,067.30
20210222-0021283

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $829,000.00.

Emily Dudley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF FEBRUARY, 2021.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2022

Y-SB-P-21-1423

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Benjamin Pursell	AMERISAVE MTG CORP	
(NAME)	(NAME)	**083-05-0-380.00**
1423 Eastland Avenue	3525 PIEDMONT RD NE	
(ADDRESS)	8 PIEDMONT CENTER, STE 600 (ADDRESS)	
Nashville, TN 37206	ATLANTA, GA 30305	
(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 consideration, the receipt of which is hereby acknowledged, **JOHN D. KILPATRICK, JR. AND CINDY RENEE CARTER N/K/A CINDY RENEE KILPATRICK, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN PURSELL, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being part of Block No. 2 on the Map of T. P. Weakley's Subdivision as of record in Book 161, Page 105, Register's Office for said County, described as follows: Beginning on the northerly margin of Eastland Avenue, formerly the Vaughn Turnpike, 138 feet Westerly from the Southeast corner of said Block No. 2, being Sharpe's southwest corner; thence Northerly with his west line 250 feet to the Southerly margin of a proposed alley; thence with the Southerly margin of said proposed alley Westerly 50 feet, thence Southerly parallel with first line 250 feet to the Northerly margin of said Avenue, thence with the Northerly margin of said Avenue Easterly 50 feet to the beginning.

Being the same property conveyed to John D. Kilpatrick, Jr., and Cindy Renee Carter, both unmarried with right of survivorship by Warranty deed from Lawrence J. Skowronek, Jr. and Cynthia W. Cass of record in Instrument No. 20060711-0083059 Register's Office for Davidson County, Tennessee, dated July 07, 2006 and recorded on July 11, 2006.

John D. Kilpatrick and Cindy Renee Carter having since married. Cindy Renee Carter is now known as Cindy Renee Kilpatrick.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 105, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1423 Eastland Avenue, Nashville, Tennessee 37206**.

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), their heirs and 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), 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/our hand(s) this the 12th DAY OF FEBRUARY, 2021.

John D. Kilpatrick, Jr.

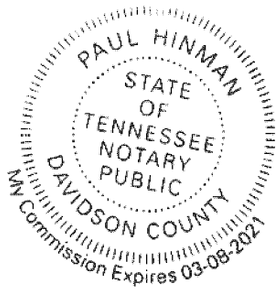
Cindy Renee Kilpatrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN D. KILPATRICK, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

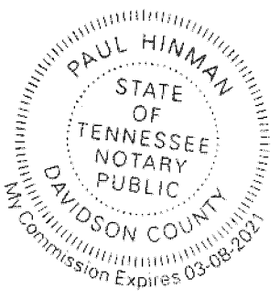


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CINDY RENEE KILPATRICK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

