Karen Johnson Davidson County
Batch# 579090 DEEDWARR
02/25/2021 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20210225-0024285

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MAKEYSHA SORENSEN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires June 26, 2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Donald Westmoreland	Everett Financial Inc., dba Supreme Lending	059-14-0-104.00-00
(NAME) 3807 Boatner Drive	(NAME) 14801 Quorum Drive, Suite 300	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Dallas, TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Christina A. Kinman, a single woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Donald Westmoreland, a single man**, hereinafter called the Grantee, his heirs and 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. 10, as shown on the map entitled the Plan of Haynes Manor, Section I, of record in Book 3600, page 85, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Christina A. Kinman, a single woman, a ninety-five (95%) percent interest and Jeffery N. Kinman, a married man, a five (5%) percent interest, as tenants in common By Warranty Deed from Guynette Frances Crowder Druett, now known as Guynette Frances Crowder, Individually and as Executrix of the Estate of George Reynolds dated August 29, 2018 recorded August 30, 2018, of record as Instrument No. 20180830-0086203 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Christina A. Kinman, a single woman, By Quitclaim Deed from Christina A. Kinman, a single woman, a ninety-five (95%) percent interest and Jeffery N. Kinman, a married man,

a five (5%) percent interest, as tenants in common dated January 27, 2020 recorded February 03, 2020, of record as Instrument No. 20200203-0011961 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved ☒ property, known as 3807 Boatner Drive, Nashville, TN 37207

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, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 our hands this 22nd day of February, 2021.

Christina A. Kinman by Dawn D. Chase Attorney-in-Fact

Christina A. Kinman by Dawn D. Chase Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Dawn D. Chase, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Christina A. Kinman, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Christina A. Kinman, for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of February, 2021.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY