39-B

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-10785-TH

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of March, 2021.

Notary Public
My Commission Expires: 7/9/22

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

Karen Johnson Davidson County
Batch# 587930 **DEEDWARR**
03/09/2021 02:57:15 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20210309-0030943

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher E. Bell 1602 Riverwood Drive Nashville, TN 37216	~~New Owner~~ GEORGE MASON MORTGAGE LLC 4100 MONUMENT CORNER DR #100 FAIRFAX, VA 22030	062 13 0 065.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **William David Kincaid and Cindy Hoskins Kincaid, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Christopher E. Bell, an unmarried man**, hereinafter called the Grantee(s), his/her/their 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 parts of Lots Nos. 35, 36, 37 of Block "G" on the map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for said County, described according to a survey made by James A. Hamilton, Jr., Surveyor, April 14, 1949, as follows:

Beginning on the Westerly margin of Williams Ferry Road, 186.4 feet South of the Northwest corner of Lot No. 37; thence with the Westerly margin of said Road, Southwardly 130 feet; thence Westwardly 190.59 feet to the Easterly line of Lot No. 5; thence with Easterly Line of Lots Nos. 4 and 5, Northwardly 34.9 feet; thence Eastwardly 139.97 feet to the Westerly margin of Williams Ferry Road, the point of beginning.

Being the same property conveyed to William David Kincaid and Cindy Hoskins Kincaid, a married couple, by Warranty Deed from Cindy N. Hoskins, of record in Instrument No. 20130424-0040859, in the Register's Office of Davidson County, Tennessee, dated April 16, 2013 and recorded on April 24, 2013.

This is ☒ improved or ☐ unimproved property located at: **1602 Riverwood Drive, Nashville, TN 37216**

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This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of March, 2021.

GRANTOR:

William David Kincaid

Cindy Hoskins Kincaid

Cindy Hoskins Kincaid

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William David Kincaid and Cindy Hoskins Kincaid, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of March, 2021.

TRACY HORNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tracy Horner
Notary Public
My Commission expires: 2/27/24