Name and Address of New Owner:
Sherry Bennett
3840 Bear Hollow Rd
Joelton TN 37080
Send Tax Bills To:
Level One Bank
32991 Hamilton Court
Farmington Hills, MI 48334
This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 588856 **DEEDWARR**
03/10/2021 02:29:54 PM 2 pgs
Fees: $13.00 Taxes: $2,323.60

20210310-0031667

Map & Parcel No: 029-00-0-403.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Paul D. Kirby II, unmarried and Diana Bain, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sherry Bennett, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee :

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being a tract of land in the 3rd Councilmanic District of Davidson County Tennessee, and a portion of that property conveyed to Bob & Adele Bass in DB 200606160072053 Register's Office for Davidson County, Tennessee, more accurately described according to a survey by Tommy E. Walker R.L.S. TN LIC.NO. 1465 dated 01/15/95 and revised 06/15/06 as follows:

Beginning at a existing iron pin in the northerly margin of Bear Hollow Road, said pin being the most southwest corner of herein described tract and the most southeast corner of tract 5 on the same survey; Thence now leaving said margin with the easterly line of said tract 5 North 01 degrees 37 minutes 47 seconds East, 776.95' to a set iron pin, said pin being the most northeast corner of said tract 5 and in the southerly line of tract 7 on the same survey; thence with the southerly line of said tract 7 North 80 degrees 18 minutes 04 seconds East, passing the most southeast corner of said tract 7 at 200.76' continuing 334.01' in all to a set iron pin in the southerly line of tract 8 on the same survey, said pin being the most northwest corner of tract 3 on the same survey; Thence leaving said tract 8 with the westerly line of said tract 3 South 07 degrees 09 minutes 51 seconds West, 783.94' to a set iron pin in the northerly margin of previous said Bear Hollow Road; Thence leaving said tract 3 with said margin and a curve to the left (I= 09 degrees 27 minutes 15 seconds, R= 1148.97' & CB= South 79 degrees 41 minutes 51 seconds West, 189.37'), L= 189.59'; Thence with said margin and a curve to the left (R= 2097.10' & L= 70.51'), to the point of beginning containing 5.092 acres.

Being the same property conveyed to Paul D. Kirby II and Diana Bain by Warranty Deed from Claude E. Wair, Jr. and Karren L. Scott, of record in Instrument No. 20140801-0068987, Register's Office for Davidson County, Tennessee, dated July 25, 2014 and recorded on August 1, 2014. (Value or consideration shown in aforementioned deed $60,000.00.)

Being also known as 3840 Bear Hollow Road, Nashville, Tennessee 37080.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

Return to:
Rudy Title and Escrow, LLC

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of March, 2021.

Paul D. Kirby, II (SEAL)

Diana Bain (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Paul D. Kirby, II and Diana Bain, 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 this 5th day of March, 2021.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $628,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
5th day of March, 2021.

Notary Public
My commission expires:

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON My Commission Expires on 01/03/2023

File No. 2021-1365