Karen Johnson Davidson County
Batch# 591745 DEEDWARR
03/15/2021 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $518.00
20210315-0033633

WARRANTY DEED

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217 ,
File No.: 21-0087

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Landan R. Kirkpatrick	FirstBank	Map: 11911016000
(NAME) 30 E. Thompson Ln	(NAME) 722 Columbia Avenue	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CONNIE CARTER, SHERI KIMBRO AND ARTHUR H. KIRKPATRICK, JR. TO SIGN INDIVIDUALLY ALONG WITH CONNIE CARTER AS SUCCESSOR TRUSTEE OF THE KIRKPATRICK REVOCABLE TRUST,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LANDAN R. KIRKPATRICK, UNMARRIED AND ARTHUR H. KIRKPATRICK, JR., MARRIED,

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 in Davidson County, Tennessee, being Lot No. 6 on the Plan of Thompson Lane Park, as of record in Book 2331, Page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 110 feet on the westerly side of Thompson Lane and runs back 313.3 feet on the northerly line and 307.9 feet on the southerly line to a dead line measuring 92 feet thereon.

Being the same property conveyed to Arthur H. Kirkpatrick, Sr. and Martha L. Kirkpatrick, as Trustees of the Kirkpatrick Revocable Trust Agreement dated November 19, 2002, by deed from Arthur Howard Kirkpatrick and Martha L. Kirkpatrick, husband and wife, of record in Instrument No. 20021202-0147855, dated November 19, 2002, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 30 E. Thompson Ln, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 8th day of March, 2021.

Connie Carter

Sheri Kimbro

Arthur H. Kirkpatrick, Jr.

Kirkpatrick Revocable Trust

BY:
Connie Carter, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Connie Carter, Sheri Kimbro and Arthur H. Kirkpatrick, Jr., with whom I am personally acquainted (or 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 and official seal this, 8th day of March, 2021.

My Commission Expires: 5-2-22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Connie Carter, Successor Trustee of the Kirkpatrick Revocable Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be theSuccessor Trustee, of the Kirkpatrick Revocable Trust, and that she as such Successor Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Connie Carter, as Successor Trustee.

Witness my hand and official seal this 8th day of March, 2021.

My commission expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Anita Lester, 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 TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.