This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-21-0105

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $325,000.00

Karen Johnson Davidson County
Batch# 631915 **DEEDWARR**
05/10/2021 08:42:21 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50

20210510-0062092

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-08-2024

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

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Jeffry Kinman 4009 COPELAND RD. NASHVILLE, TN 37215	New Owner	038.00.0.079.00

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Rebecca T. Quimby, Anthony Tomlinson, and Robin T. Johnson,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jeffry Kinman, a married man,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

A tract of land in the 14th, formerly the 14th, Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W.C. Lambert, April 4, 1954, as follows:

Beginning in the center of Old Hickory Boulevard, said point being in the Northern boundary line of the property conveyed to Grady Carney; thence with the center of said Old Hickory Boulevard North two degrees East 88 feet to a point; thence North two degrees West 100 feet; thence North seven feet West 100 feet; thence 13 degrees 30 minutes West 100 feet; thence North 17 degrees West 100 feet; thence North 23 degrees West 100 feet to a railroad spike; thence South 50 degrees 25 minutes West 394 feet to an iron pin; thence South 65 degrees East 58 feet to an iron pin at poplar; thence South 41 degrees 15 minutes East 360 feet to an iron pin at small white oak; thence South 73 degrees 45 minutes East 112 feet to the beginning, containing 2.79 acres, more or less.

Being the same property conveyed to Rebecca T. Quimby, Rachel D. Tomlinson, Robin T. Johnson, and Anthony Tomlinson by Quitclaim Deed from Delores Catherine Tomlinson of record in Instrument No. 20170501-0042471, Register's Office for Davidson County, Tennessee, dated April 14, 2017 and recorded on May 01, 2017. Scrivener's Affidavit of

record in Instrument Number 20170601-0054582, said register's office.

Being the same property conveyed to Rebecca T. Quimby, Robin T. Johnson, and Anthony Tomlinson by Quitclaim Deed from Rachel D. Tomlinson of record in Instrument No. 20180402-0030416 Register's Office for Davidson County, Tennessee, dated March 16, 2018 and recorded on April 02, 2018.

This is improved property known as **6217 Old Hickory Blvd., White Creek,. TN 37189.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 6 day of May, 2021.

Rebecca T Quimby

Rebecca T. Quimby

STATE OF Florida
COUNTY OF Collier

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rebecca T. Quimby, the within named bargainor, with whom I am personally acquainted (or proved his/her/their identity to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of MAY 2021.

Stephen Perez

Notary Public
My Commission Expires: 04/07/2025

Notary Public State of Florida
Stephen Perez
My Commission HH 115033
Expires 04/07/2025

Anthony Tomlinson

Robin T. Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anthony Tomlinson, the within named bargainor, with whom I am personally acquainted (or proved his/her/their identity to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of MAY 2021.

Notary Public
My Commission Expires:

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-08-2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robin T. Johnson, the within named bargainor, with whom I am personally acquainted (or proved his/her/their identity to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of MAY 2021.

Notary Public
My Commission Expires:

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-08-2023