WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th Day May 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cindy D. Lockhart	Cindy D. Lockhard	134-13-0-042.00
(NAME) 286 Garry Drive	(NAME) 8487 Russell Road	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 636918 **DEEDWARR**
05/14/2021 03:13:40 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20210514-0065654

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Kimberly Kemp and Sherrie Kemp and Phyllis McCasland, Individually and Executrix of the Estate of Joy B. Kemp also known as Joy B. Aldred,,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Cindy D. Lockhart,** hereinafter called the GRANTEE(S), his/her/their 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. 108, on the Plan of KENILWORTH ESTATES, SECTION ONE, of record in Plat Book 2900, Pages 105-106, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Joy B. Kemp by Warranty Deed dated 07/23/1962 from James R. Johnson and wife, Glenna V. Johnson of record in Book 3405, Page 489, Register's Office for Davidson County, Tennessee.
Joy B. Kemp, also known as Joy Aldred, died testate on November 28, 2020 appointing Kimberly Kemp, Sherrie Kemp, and Phyllis McCasland, heirs at law of the Estate as evidenced by the Last Will and Testament of Joy Aldred filed under Docket No. 20P2234, in the Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance subject to all matters as set forth per The Plan of record in Book 2900, pages 105 and 106, said Register's Office, shows an owner's certificate, a 40 foot minimum setback line from Garry Drive and a 10 foot easement for public utility purposes along the rear line of said lot, Register's Office for Davidson County, TN.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 286 Garry Drive, Nashville, TN 37211
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 14th day May 2021 .

Kimberly Kemp

Kimberly Kemp

Sherrie Kemp

Sherrie Kemp

Phyllis M'Casland

Phyllis McCasland

Phyllis M'Casland

Phyllis McCasland, Executrix

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 **Kimberly Kemp, Sherrie Kemp, and Phyllis McCasland**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of May, 2021.

Notary Public:
My Commission Expires: February 20, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Phyllis McCasland**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself/herself to be the **Executrix for the Estate of Joy Aldred**, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of May , 2021.

Notary Public:
My Commission Expires: February 20, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129