Karen Johnson Davidson County
Batch# 644826 DEEDWARR
05/26/2021 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $662.30
20210526-0071379

WARRANTY DEED

JAMIE LIGHTHALL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $179,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 05/21/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4.23.25

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-3745

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Rachel Abigail Kirkland	Primary Residential Mortgage, Inc	096-07-0A-018.00-CO
344 Stewarts Ferry Pike	1480 North 2200 West	
Nashville, TN 37214	Salt Lake City, UT 84116	

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,

Brandon Damore and Julia Damore, married, as to a fifty percent undivided interest and Lynn D. Mcafee and husband, Kevin D. Mcafee, as tenants by the entirety as to the remaining fifty percent undivided interest as tenants in common with right of survivorship as to each fifty percent undivided interest

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rachel Abigail Kirkland, a single woman

HEREINAFTER CALLED THE GRANTEE(S), 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. 3, Unit No. 3 on the Plan of Bianca Square Condominiums of record in Book 5800, Page 101, as amended in Book 5200, page 661 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brandon Damore, unmarried and Julia Sharp, unmarried as tenants in common with right of Survivorship as to a fifty percent undivided interest and Lynn D. Mcafee and husband, Kevin D. Mcafee, as tenants by the entirety as to the remaining fifty percent undivided interest as tenants in common with right of survivorship as to each fifty percent undivided interest by Warranty deed from Andretta L. Martin, unmarried of record in Instrument No. 20161201-0126194 Register's Office for Davidson County, Tennessee, dated November 30, 2016 and recorded on December 01, 2016. Julia Sharp having since married and now known as Julia Damore.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 344 Stewarts Ferry Pike Nashville, TN 37214

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on May 21, 2021.

Brandon Damore

Julia Damore

Lynn D. Mcafee

Kevin D. Mcafee

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Brandon Damore, Julia Damore, Lynn D. Mcafee, and Kevin D. Mcafee the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this May 21, 2021.

Notary Public

My Commission Expires: 4-23-25

JAMIE LIGHTHALL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File #: 2021-3745

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

