Karen Johnson Davidson County
Batch# 646562 DEEDWARR
06/01/2021 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20210601-0072652

Warranty Deed

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Kaylan Gilbert
Affiant

Subscribed and sworn to before me, this the 24th day of May, 2021.

Madison
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kelsie Kinsley	New Owner	073-11-0-070.00
2321 Dundee Lane		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **BRANDON THORNBERRY, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELSIE KINSLEY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Tract of parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 120 on the Revised Plan of Section 1, Sunset View, as of record in Book 2663, Pages 27 and 28, Register's Office for said County.

Said Lot fronts 100 feet on the South side of Dundee Lane and runs back 136.5 feet on the East line and 181.2 feet on the West line to a dead line, measuring 109.8 feet thereon.

Being the same property conveyed to James M. Sinnott and wife, Doris J. Sinnott by Warranty Deed from Albert J. Parmentier and wife, Evelyn W. Parmentier of record in Book 3923, Page 279, Register's Office for Davidson County, Tennessee, dated August 06, 1965 and recorded on August 13, 1965.

Being the same property conveyed to The James M. Sinnott and Doris J. Sinnott Revocable Living Trust by Quitclaim Deed from James M. Sinnott and his wife, Doris J. Sinnott of record in Book 11056, Page 962, Register's Office for Davidson County, Tennessee, dated August 04, 1998 and recorded on August 07, 1998.

Note: Doris J. Sinnott signed by a power of attorney but was notarized as an individual.

Being the same property conveyed to Thomas Lee Sinnott, unmarried by Warranty Deed from James F. Sinnott, Carl R. Sinnott and Barbara D. Sinnott Pittard, as Trustees of the James M. Sinnott and Doris J. Sinnott Revocable Living Trust of record in Instrument No. 20021211-0152707 Register's Office for Davidson County, Tennessee, dated December 03, 2002 and recorded on December 11, 2002, and Probate on Thomas Lee Sinnott, Recorded in August 27, 2020 .

Thomas Lee Sinnott is now deceased having died on or before August 27, 2020. Pursuant to the Last Will and Testament of Thomas Lee Sinnott, filed in the Circuit Court for Davidson County, Tennessee, Probate Division, all real property shall pass to Carole Jane McNulty, 1/5 undivided interest, Sharon Ann Fleming, 1/5 undivided interest, Carl Rick Sinnott, 1/5 undivided interest, Barbara S. Pittard, 1/5 undivided interest and the remaining 1/5 undivided interest divided equally per stripes between Timothy Sinnott and Michael Sinnott, subject to the control of the personal representative during the administration of the estate. Barbara S. Pittard and Carl Rick Sinnott being named Co-Personal Representatives in the will. Petition filed in the entered October 22, 2020 noted Carl Rick Sinnott is now deceased.

Being the same property conveyed to Brandon Thornberry, a married man by Warranty deed from Barbara Pittard, Executrix of the Estate of Thomas Lee Sinnott of record in Instrument No. 20201228-0153673 Register's Office for Davidson County, Tennessee, dated December 23, 2020 and recorded on December 28, 2020.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2321 Dundee Lane, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of May, 2021.

Brandon Thornberry

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 Brandon Thornberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of May, 2021.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
May 2, 2022
COUNTY OF DAVIDSON

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021