This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**

Karen Johnson Davidson County
Batch# 669767 DEEDWARR
07/01/2021 01:39:35 PM 2 pgs
Fees: $13.00 Taxes: $2,331.00

20210701-0089460

---Above This Line Reserved For Official Use Only-----

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Barbara B. Kimmelman, an unmarried woman,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Maria Carmen Jackson, a single woman,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of A Plat of Phase Two of Devon Park, a Planned Unit Development of record in Plat Book 6250, Page 432, 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 Barbara B. Kimmelman, an unmarried woman by Warranty deed from Phillip McDowell, unmarried of record in Instrument No. 20081013-0102949 Register's Office for Davidson County, Tennessee, dated October 09, 2008 and recorded on October 13, 2008.

This is improved property also known as 1201 Bedfordshire Court Nashville, Tennessee 37221.

Map and Parcel: 142-16-0A-060.00-CO

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 24th day of June, 2021.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
SALE #: 1-SBYKES-21-1201

Barbara B. Kimmelman -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara B. Kimmelman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 24th day of June, 2021.

NOTARY PUBLIC

(SEAL)

My Commission Expires: 11-24-2024

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$630,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

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

Affiant

NOTARY PUBLIC

(SEAL)

My commission expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Maria C. Jackson	SAME
1201 Bedfordshire Court	
Nashville, TN 37221	