Karen Johnson Davidson County
Batch# 687986 DEEDWARR
07/30/2021 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20210730-0103000

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210635585**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $675,000.00. Affiant Subscribed and sworn to before me, this 29th day of July, 2021. Notary Public My Commission Expires: 03-08-2022

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2022

WARRANTY DEED

Address New Owner: Christian P. Kimmerer 2827 Azalea Place Nashville TN 37204	Send Tax Bills To: 1023 Horseshoe Drive Nashville, TN 37216	Tax Information: Tax Parcel ID No. 118 11 0 031.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cathy Brown-Hunt, Executrix of the Estate of Jerry Troy Corenflos** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christian P. Kimmerer, unmarried** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 31, Block "B", on the Plan of Berry Hill Gardens Sub-Division, of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 31 fronts 72 feet on the Westerly side of Azalea Place and runs back 140.1 feet on the Northerly line and 131.5 feet on the Southerly line to a dead line, measuring 48.8 feet thereon.

Being the same property conveyed to J. T. Corenflos, unmarried, by Warranty Deed from Paul F. Scholten and wife, Lorraina Jean Scholten, of record in Instrument No. 20150708-0066068, in the Register's Office of Davidson County, Tennessee, dated July 6, 2015 and recorded on July 8, 2015.

The said J. T. Corenflos now deceased on October 24, 2020 in Davidson County, Tennessee. The Estate of Jerry Troy Corenflos now being probated in the Seventh Circuit Court for Davidson County, Tennessee, Case Number 20P2112. Cathy Brown-Hunt now being appointed the Executrix of the Estate of Jerry Troy Corenflos with the authority to sale the real property pursuant to the Last Will & Testament of Jerry Troy Corenflos.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Berry Hill Gardens Sub-Division, as recorded in Plat Book 1130, Page(s) 36.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1165, Page 627.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4610, Page 997.

This is improved property located at 2827 Azalea Place Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of July, 2021.

Cathy Brown-Hunt Executrix _____

Cathy Brown-Hunt, Executrix

STATE OF TENNESSEE)
COUNTY WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cathy Brown-Hunt, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of the Estate of Jerry Troy Corenflos, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of July, 2021.

Nathan L Powers

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024

Tennessee Certification of Electronic Document

I, Steven T. Merrill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/30/2021 (date of document).

Affiant Signature

07/30/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 30th day of July, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY SEAL

MY COMMISSION EXPIRES: 5-5-2025