THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 690723 DEEDWARR
08/05/2021 08:36:18 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210805-0105133

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
DALE M. KIMBROUGH, ET UX 1390 Campbell Road Goodlettsville, Tennessee 37072	Same	032-00-0-114.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN SACCHINELLI, HEIR-AT-LAW OF JERRY D. SACCHINELLI, JR., A/K/A JERRINO DOMINICK SACCHINELLI, JR.,** has this day bargained and sold, and does hereby transfer and convey unto the said **DALE M. KIMBROUGH AND DONNA G. KIMBROUGH, Husband and Wife,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the Second District of Davidson County, Tennessee, Being part of Lot No. 1 on the Plan of Re-Subdivision of the Rist Subdivision, as recorded in Plat Book 5060, Page 95, as amended in Plat Book 5190, Page 102, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northeasterly margin of Campbell Road. Being the Southwest corner of Lot 1 and the Southeast corner of Lot 2, thence N 49 deg. 45' E for 269.61 feet to a point; thence S 85 deg. 00' W for 47.00 feet to a point; thence N 2 deg. 49' W for 283.32 feet to a point; thence N 76 deg. 30' E for 29.00 feet to a point; thence S 8 deg. 37' E for 457.46 feet to a point; thence S 37 deg. 00' W for 227.59 feet to the line of Campbell Road in a curve with a radius of 1206.70 feet. Thence along said curve in a westerly direction for 93.10 feet to another curve with a radius of 1097.77 feet for a distance of 166.90 feet to the point of beginning, containing 1.77 acres more or less, described by Donald R. Carver, Surveyor License #271, September 14, 1982.

Being the same property conveyed to JERRY D. SACCHINELLI JR., by deed from DALE KIMBROUGH AND WIFE, DONNA GAIL KIMBROUGH, of record in Book 5949, Page 911, dated October 8, 1982, said Register's Office. JERRY D. SACCHINELLI, JR., A/K/A JERRINO

DOMINICK SACCHINELLI, JR. died intestate on or about April 13, 2021, leaving STEVEN SACCHINELLI as his only heir-at-law. For further reference see Affidavit of Heirship of record in Instrument No. A, said Register's Office.

20210805-0105132

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me this 2 day of August, 2021.

My Commission Expires: 12/03/2024

Notary Public

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This is improved property located at 1406 Campbell Road, Davidson County, Tennessee **37072,** Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 2nd day of August, 2021.

STEVEN SACCHINELLI, HEIR-AT-LAW OF JERRY D. SACCHINELLI, JR., A/K/A JERRINO DOMINICK SACCHINELLI, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **STEVEN SACCHINELLI**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 2 day of August, 2021.

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 12/03/2024