THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210736114**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $401,000.00. Affiant Subscribed and sworn to before me, this 4th day of August, 2021. Notary Public My Commission Expires: 5/2/2022

TIFFHANY WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

Karen Johnson Davidson County
Batch# 691592 DEEDWARR
08/05/2021 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,483.70
20210805-0105736

WARRANTY DEED

Address New Owner: Rebecca Williams and Brent Williams 171 McCall Street Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 133 02 0 373.00

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, **Larry Eugene Kittrell, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rebecca Williams and Brent Williams, wife and husband,** ("Grantees"), their 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. 11 on the Plan of McCall Park, of record in Book 3500, Page 86, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Southerly margin of McCall Street at the common corner of Lot Nos. 10 and 11; thence with the margin of said street, Easterly 82.1 feet to a point at the beginning of a curve; thence around said curve, Southeasterly 39.3 feet to a point in the Westerly margin of Sabre Drive; thence with the margin of the same Southerly 203.5 feet to a point; thence leaving said street, North 87 degree 30 West 90.7 feet to a point; the common corner of Lot No's. 10 and 11; thence with the line between said lots, Northerly 231.4 feet to the point of beginning.

Being the same property conveyed to M. Norris Jenkins, Trustee, by Quitclaim Deed from Albert Eugene Kittrell and Maybelle Lannom Kittrell and further reconveyed to Albert Eugene Kittrell and wife, Maybelle Lannom Kittrell and Larry Eugene Kittrell, as equal tenants in common with right of survivorship, from M. Norris Jenkins, Trustee, of record in Instrument No. 20020618-0073853, in the Register's Office of Davidson County, Tennessee, dated June 11, 2002 and recorded on June 18, 2002.

The said Maybelle L. Kittrell now being deceased on December 6, 2020, in Davidson County, Tennessee. The said Albert E. Kittrell now being deceased on December 19, 2020 in Davidson County, Tennessee, leaving Larry Eugene Kittrell as the sole surviving tenant.

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.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of McCall Park, as recorded in Plat Book 3500, Page(s) 86.

This is improved property located at 171 McCall Street Nashville TN 37211

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 4th day of August, 2021.

Larry Eugene Kittrell

Larry Eugene Kittrell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Larry Eugene Kittrell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of August, 2021.

Nathan L Powers

Notary Public
My Commission Expires: 12/8/24

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 August 4, 2021.

Signature
Date: August 4, 2021

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 4th day of August, 2021 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD