WARRANTY DEED

Karen Johnson Davidson County
Batch# 694511 DEEDWARR
08/11/2021 12:07:30 PM 4 pgs
Fees: $23.00 Taxes: $4,791.50
20210811-0108386

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,295,000.00

Marianne Coleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 day of August 2021.

Notary Public

MY COMMISSION EXPIRES: 5/19/22

(AFFIX SEAL)

JILL L SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy Nelson Obert	New Owner	118133A00100CO
(NAME)	(NAME)	
3921 Albert Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **we Derrick Kirkwood and Joanna Kirkwood, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Timothy Nelson Obert and Clarita Yadao Salcedo-Obert, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A 3921, Albert Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 3921 Albert Cottages, a Horizontal Property Regime with private element, of record as Instrument No. 20151007-0102155, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, Restrictive Covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 3921 Albert Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the Platted as Exhibit B to said Declaration appearing in Instrument No. 20151007-0102155, and Bylaws appended thereto as Exhibit "C", Said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Derrick Kirkwood and Joanna Kirkwood by Warranty Deed from The Kendrick Group, LLC, a Tennessee limited liability company, dated 01/12/2017 and Recorded 01/13/2017 of record in Instrument 201701130004017, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3921 Albert Drive, Nashville, TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 3rd day of August 2021.

Derrick Kirkwood

Joanna Kirkwood by Derrick Kirkwood her Attorney in Fact

Joanna Kirkwood by Derrick Kirkwood, her Attorney-in-Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Derrick Kirkwood the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of August, 2021.

Notary Public:
My Commission Expires: 8/15/24

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Derrick Kirkwood with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Joanna Kirkwood for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Joanna Kirkwood and is authorized by Joanna Kirkwood to execute this instrument on her behalf.

This the 3rd day of August, 2021

Notary Public

My commission expires: 8/15/24

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 8/3/2021.

Kimberly D Hicks
Affiant
Date: 8/10/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 10 day of August, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON