(2)

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30560

Karen Johnson Davidson County
Batch# 707131 DEEDWARR
08/30/2021 02:41:13 PM 2 pgs
Fees: $13.00 Taxes: $4,125.50

20210830-0116771

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,115,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TNT Capital, LLC		
6624 Hastings Lane	New Owner	14610001900
Franklin TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Edwin G. Kirkland, Executor of the Etate of Jean B. Kirkland, and as Trustee of The Jean B. Kirkland Living Trust u/a/d October 30, 2003,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TNT Capital, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 23 on the Map of Fieldcrest Estates, Section Two, as of record in Plan Book 2663, Page 19, Register's Office for said County.

Said Lot No. 23 fronts 170 feet on the South side of Brentview Drive and extends back between lines 338 feet on the East line and 276.4 feet on the West line to a dead line in the rear, measuring 256.6 feet thereon.

Being the same property conveyed to Edwin Kirkland and wife, Jean B. Kirkland, by Installment Deed from Woodhaven Homes, Incorporated of record in Book 2737, Page 27, Register's Office for Davidson County, Tennessee, dated December 17, 1957 and recorded on February 4, 1958. Edwin Kirkland died on May 15, 2006, vesting Jean B. Kirkland as the surviving tenant by the entirety. Jean B. Kirkland died testate on February 4, 2021. Pursuant to the Last Will and Testament of Jean B. Kirkland, all interest in real property that she owned at the time of her death, including the real property conveyed herein, was made part of her Probate Estate and, as such, is subject to the control of Edwin G. Kirkland, as Executor. The Last Will and Testament of Jean B. Kirkland was probated in the Probate Division of the Circuit Court of Davidson County, Tennessee, in Docket No. 21P768.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **809 Brentview Drive, Nashville, TN 37220.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my hand this the 27th day of August, 2021.

Estate of Jean B. Kirkland

BY: Edwin G. Kirkland, Executor
Edwin G. Kirkland, Executor

Edwin G. Kirkland, Trustee
Edwin G. Kirkland, Trustee of The Jean B. Kirkland Living Trust u/a/d October 30, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Edwin G. Kirland, Executor of the Estate of Jean B. Kirkland,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of August, 2021.

My Commission expires: Jan 8. 2024

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Edwin G. Kirland, Trustee of The Jean B. Kirkland Living Trust u/a/d October 30, 2003,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of August, 2021.

My Commission expires: Jan 8. 2024

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON