WARRANTY DEED

Karen Johnson Davidson County
Batch# 715877 DEEDWARR
09/15/2021 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210915-0123588

File No. EY-21-1171

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 THE 30th day of August 2021

Notary Public

MY COMMISSION EXPIRES: 4/30/22

(AFFIX SEAL)

TIFFANY WHITTLE NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Kicklighter and Nicole Sharon Kicklighter	Same as new owners	
(NAME) 1809 Welcome Lane	(NAME)	073-13-0-016.00
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(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/we, **Maureen Smith, a widow, Beneficiary under Last Will & Testament of Carl F. Babin and Maureen Smith, Executor of Estate of Carl F. Babin**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley Kicklighter and Nicole Sharon Kicklighter, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 81 and part of Lot No. 82 on the Plan of Henderson Gardens, Section I, as of record in Book 2900, page 75, described as follows:

Beginning at a point in the northeasterly margin of Welcome Lane at the corner of Lots 82 and 83; thence northeasterly 174.4 feet to a Point which is 3 feet southeasterly from the common corner of Lots 82 and 83 in the southwesterly line of Lot No. 76; thence with the line between Lots 76, 77, 82 and 81, southeasterly 81.6 feet to a corner of Lot 79; thence with the line between Lots 79 and 81, southerly 64.6 feet to a corner of Lot 80; thence with the line between Lots 80 and 81, southwesterly 132.4 feet to a point in the northeasterly margin of Welcome Lane; thence with the margin of the same, northwesterly 160 feet to the beginning.

Being the same property conveyed to Carl F. Babin and wife, Mary Elizabeth Babin by Warranty deed from Margaret V. White, now Yarbrough of record in Book 4162, page 126, Register's Office for Davidson County, Tennessee, dated August 15, 1967 and recorded on August 16, 1967. The said Mary Elizabeth Babin subsequently died on or about July 26, 2002, leaving Carl F. Babin as surviving tenant by the entirety. The said Carl F. Babin subsequently died testate on or about January 25, 2021, leaving a Probate at Docket No. 21P596, in the Probate Court of Davidson County, Tennessee.

This is property more commonly known as 1809 Welcome Lane, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 10th day of September, 2021.

By: Maureen B. Smith
Maureen Smith, Beneficiary under
Last Will & Testament to Carl F. Babin

By: Maureen B. Smith
Maureen Smith, Executor of Estate of Carl F. Babin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of September, 2021, before me personally appeared Maureen Smith to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of September, 2021.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of September, 2021, before me personally appeared Maureen Smith, Executor of Estate of Carl F. Babin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of September, 2021.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 **September 10, 2021**.

Date

Affiant Signature

September 10, 2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **10th** day of **September**, 20**21**.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON