Karen Johnson Davidson County
Batch# 730142 DEEDWARR
10/05/2021 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20211005-0133656

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210937314**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $390,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2021. Notary Public My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

WARRANTY DEED

Address New Owner: Tanner James McBride and Savannah McBride 1419 Jones Avenue Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 071-12-0-250.00

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, **Kristy Sinkfield and Willie E. Sinkfield, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Savannah McBride, an unmarried woman and Tanner McBride, an unmarried man, as** **joint tenants with right of survivorship** ., ("Grantees"), their successors, 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(s) 1, as shown on the map entitled Meadowdale Acres, Subdivision, of record in Plat Book 2083, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to HOMER ROBERSON AND WIFE, KATHRYN O. ROBERSON, by deed from CHARLES F. BASSETT AND WIFE, JUDY L. BASSETT, of record in Book 4159, Page 259, dated August 5, 1967, said Register's Office. HOMER ROBERSON AND KATHRYN O. RUSSELL FORMERLY KNOWN AS KATHRYN O. ROBERSON having since divorced. HOMER ROBERSON having since died intestate on or about October 18, 2007, leaving said property to his only heirs as law KRISTY J. SINKFIELD AND KEVIN M. ROBERSON , as evidenced by Affidavit of Heirship of record in Instrument No . 20190424-0037607, said Register's Office.

Further being the same property conveyed to KRISTY J. SINKFIELD AND KEVIN M. ROBERSON, AS TENANTS IN COMMON, by quitclaim deed from RENARD A. HIRSCH, SR, TRUSTEE, of record in Instrument No. 20160224-0017802, dated February 23, 2016, said Register's Office.

Further being the same property conveyed to KRISTY SINKFIELD AND WILLIE A. SINKFIELD, WIFE AND HUSBAND, by quitclaim deed from KRISTY J. SINKFIELD AND KEVIN M. ROBERSON, AS TENANTS IN COMMON of record in Instrument No. 20190424-0037608, dated April 14, 2019, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 071-12-0-250.00.

Matters shown on the Plan of record in Plat Book 2083, page 12 , said Register's Office.

This is improved property located at 1419 Jones Avenue Nashville TN 37207

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 30th day of September, 2021.

Kristy Sinkfield

Willie A. Sinkfield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kristy Sinkfield and Willie A. Sinkfield, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2021.

Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

My Commission Expires: _____

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-13950-AP

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 30, 2021.

Storey Carver
Affiant Signature

9/30/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of September 2021.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

