Karen Johnson Davidson County
Batch# 740243 DEEDWARR
10/20/2021 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20211020-0140862

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $195,000.00

Affiant Signature

Subscribed and sworn to before me on this the 11th Day of October 2021

Notary Public

My Commission expires 7 / 7 / 2025

NAME AND ADDRESS OF PROPERTY OWNER:
Teresa Jo McKissick
708 New Providence Lane
Madison, TN 37115

SEND TAX BILLS TO: Same as new owner
NEW OWNER
MAP AND PARCEL NUMBER: Tax ID #: 042110B07900CO

WARRANTY DEED
21NT02163

Effective the 11th Day of Oct, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Simon Kirk

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Teresa Jo McKissick, an unmarried person

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit No. 708 of Heritage Village Condominium, created under Title 66, Section 27-101, et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record Book 4758, Page 179, as amended in Book 4808, Page 829; Book 5102, Page 383; Book 6380, Page 989; Book 6484, Page 287; Book 9654, Page 906, and Instrument 20040804-0093767, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plan as set forth on Exhibit "B" to the Supplement and Amendment to the Master Deed of Heritage Village Condominiums, as of record in Book 6484, Page 287, said Register's Office, for a more complete identification and description of such Unit.

Being the same property as conveyed to Simon Kirk by Warranty Deed from Joe L. Crockett and wife Marilyn M. Crockett dated 01/30/2017 recorded 02/02/2017 as Book NA, Page NA, in Document Number 20170202-0011088, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 708 New Providence Ln, Madison, TN 37115-5922

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 11th day of October, 2021

Simon Kirk

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Simon Kirk**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of October, 2021

Notary Public

My Commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

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 **October 11, 2021**.

Date

Affiant Signature

October 11, 2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11th** day of **October**, 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