NEW OWNER:
TARA NICHOLE KIMBROUGH
1119B SNOW AVENUE
MADISON, TN 37115

SEND TAX BILLS TO:
New Owner

Map & Parcel
043020128.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 21-1697

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 744811 DEEDWARR
10/27/2021 12:17:30 PM 4 pgs
Fees: $23.00 Taxes: $1,513.30
20211027-0144391

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Nine Thousand and 00/100 Dollars ($409,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HIDDEN TRAIL PROPERTIES, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **TARA NICHOLE KIMBROUGH and STEVEN TREY BALDWIN, wife and husband,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in the 9th Council District of DAVIDSON County, Tennessee and being known and designated as all of Lot No. 2, Final Plat, Resubdivision of a Portion of Lot #7 on the Subdivision of Lot No. 27 and Lot No. 28 in the Dixie Pure Food Company's Subdivision, as shown on the plat of the same of record in Instrument No. 20200910-0103206, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to HIDDEN TRAIL PROPERTIES, LLC, a Tennessee limited liability company by Warranty Deed from Diane Rabago, a married woman, dated November 26, 2019, and of record in Instrument No. 20191206-0126320, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **1119B SNOW AVENUE, MADISON, TN 37115**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20200910-0103206, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 22nd day of October, 2021.

HIDDEN TRAIL PROPERTIES, LLC

By: _____
JANE MCKINNIS
Its: SPECIAL MEMBER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JANE MCKINNIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is the **SPECIAL MEMBER** of **HIDDEN TRAIL PROPERTIES, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing her name as such authorized member.

WITNESS my hand and official seal at office this 22nd day of October, 2021.

_____
NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

****

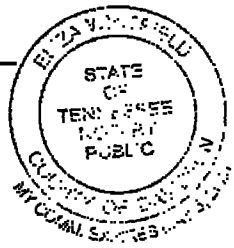
The actual consideration or value, whichever is greater, for this transfer is **$409,000.00.**

Carmen Coats
AFFIANT

Sworn to and subscribed to before me this 22nd day of October, 2021.

Elizabeth Whitfield
NOTARY PUBLIC

My commission expires: 5-5-2025



Tennessee Certification of Electronic Document

I, Steven T. Mills, 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 10/26/2021 (date of document).

Affiant Signature

10/26/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 26th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY SEAL