Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT211000367

Name and Address of New Owner:
Michael Kilpatrick
4604 Artelia Dr.
Antioch, TN 37013
Send Tax Bills To:
Same

Karen Johnson Davidson County
Batch# 765999 DEEDWARR
12/02/2021 10:44:17 AM 2 pgs
Fees: $13.00 Taxes: $1,078.55
20211202-0159672

This Instrument Prepared By:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 148-12-0-196.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Richard Daniel Ezzell and Jacklyn K. Ezzell, also known as Jacklyn Kellie Ezzell, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael Kilpatrick, Unmarried Man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Lot No. 163, on the Plan of Section Twelve, Hazelwood of record in Plat Book 4300, page 143, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Richard Daniel Ezzell and Jacklyn K. Ezzell, also known as Jacklyn Kellie Ezzell, husband and wife from Shelly Lynn Lampley Amos, married and Leslie Denise Lampley Nash, unmarried, by Warranty Deed dated 04/30/2020 and recorded 05/04/2020 in Instrument No. 20200504-0046109, Register's Office of said County.

Being all of the same property conveyed to James E. Lampley and wife, Lynda Lampley from R.B. Woodroof and wife, Margrette D. Woodroof, by Warranty Deed dated 02/14/1973 and recorded 02/14/1973 in Book 4681, page 136, Register's Office for Davidson County, Tennessee.

Being further conveyed to Lynda Lampley from James E. Lampley, an unmarried man by Quitclaim Deed dated 08/19/1986 and recorded 09/18/1986 in Book 6983, page 626, said Register's Office. Lynda Lampley, also known as Lynda Marie Lampley having since died intestate on June 10, 2010 leaving Shelly Lynn Lampley Amos and Leslie Denise Lampley Nash as surviving heirs at law as evidenced by Affidavits of Heirship of record in Instrument No. 20100803-0061006; 20100803-0061007 and 20100803-0061008, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of November, 2021.

_____ (SEAL)
Richard Daniel Ezzell

_____ (SEAL)
Jacklyn Kellie Ezzell

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

On this 30th day of November, 2021, before me personally appeared Richard Daniel Ezzell and Jacklyn Kellie Ezzell, 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 30th day of November, 2021.

_____
Notary Signature
My commission expires: 11/6/2024

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $291,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

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

_____
Notary Signature
My commission expires: 11/6/2024

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY