RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Prepared by:
Ready Signing & Closing Services, LLC
3355 Poplar Avenue
110
Memphis, TN 38111

After Recording Return To:
Ready Signing & Closing Services, LLC
3355 Poplar Avenue
110
Memphis, TN 38111

Karen Johnson Davidson County
Batch# 768578 DEEDWARR
12/06/2021 03:07:30 PM 4 pgs
Fees: $23.00 Taxes: $928.33
20211206-0161567

File Number: 2021-2250
Parcel ID: 164-06-0B-045.00 CO

Warranty Deed

THIS INDENTURE made and entered into this 2nd day of December, 2021 by and between Crystal Simon, Unmarried parties of the first part, and Kobin Gates Kempe and Raquel Danielle Kempe husband and wife party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of TN, to wit:

Land in Davidson County, Tennessee, being Unit No. 45 on the plan of The Townhomes of Bradburn Village, as established by the Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20060816-0101099, First Amendment as Instrument No. 20070717-0084884, and as shown on Exhibit "A-1" in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bradburn Village of record as Instrument No. 20070817-0098536, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to CRYSTAL SIMON, AN UNMARRIED WOMAN, by deed from BEAZER HOME CORP., A TENNESSEE CORPORATION, of record in Instrument No. 20100713-0054951, dated June 25, 2010, said Register's Office

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered except: City of Nashville and 2022 Davidson County real property taxes, Being liens not yet due and payable, subject to Subdivision Restrictions, Building Line, and Easements of record at Plat Book Page and easements all being of record in Davidson County Recording Office and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written

Crystal Simon

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 2nd day of December, 2021, before me personally appeared Crystal Simon, 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 2nd day of December, 2021.

Notary Signature
My commission expires: May 23, 2023



Property Owner Name and Address:
Kobin Kempe
589 Bradburn Village Circle
Nashville, TN 37013

Mail Tax Bills To:
Kobin Kempe

Property Address: 589 Bradburn Village Circle, Nashville, TN 37013 Parcel: 164-06-0B-045.00 CO

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater, is which $250,900.00 amount is equal to or greater than the amount which the property would command at a fair voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO before me this 2nd day of December, 2021

Notary



202112060161567

I, Emily Prophet, 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 12.2.21 (date of document).

E Prophet

Affiant Signature

12.2.21

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2nd day of December, 2021

Richelle B. Montg

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

