Karen Johnson Davidson County
Batch# 773999 DEEDWARR
12/15/2021 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20211215-0165469

**Prepared By & Return To:**
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0545

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 250,000.00

Daniel Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of December, 2021

Notary Public

Commission Expires: 8-20-2023

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Lauren Rives<br><br>5801 Brentwood Trace<br><br>Brentwood, TN 37027 | Legacy Home Loans<br>4004 Hillsboro Pike, Suite 216B<br>Nashville, TN 37215 | 160-14-0B-097.00 CO |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Timothy C. Kimbrell and Mary Elizabeth Underwood, heirs at law of Jenny L. Bradford**
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
**Lauren Rives, unmarried woman**
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit 5801 on the Plan of 2nd Revision Brentwood Trace Condominiums, of record in Plat Book 5200, Page 261, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Trace, a horizontal property regime established by Master Deed of record in Book 5524, Page 415, amended in Book 5545, Page 510, said Register's Office.

BEING the same property conveyed to Jenny L. Bradford, unmarried, by Warranty Deed from Brock D. Short, unmarried, dated 2/15/2001 and recorded 2/21/2001 in Instrument Number 20010221-0016189, Register's Office for Davidson County, Tennessee.

Jenny L. Bradford (aka Jenny Lynn Bradford) died intestate on April 30, 2021. Timothy C. Kimbrell, and Mary Elizabeth Underwood are the heirs at law of Jenny L. Bradford.

Affidavits of Heirship of record in Instrument No. 202112150165466 and Instrument No. 202112150165467, Register's Office for Davidson County, Tennessee.

Power of Attorney of record in Instrument No. 202112150165468 egister's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5801 Brentwood Trace Brentwood, TN 37027.

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; and we so covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of December, 2021.

Timothy C. Kimbrell

Mary Elizabeth Underwood by Timothy C. Kimbrell, Attorney-In-Fact

Mary Elizabeth Underwood by Timothy C. Kimbrell, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Timothy C. Kimbrell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 10th day of December, 2021.

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

Kim Graves
Notary Public
My Commission Expires: 8-20-24

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Timothy C. Kimbrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Mary Elizabeth Underwood and that he is authorized by Mary Elizabeth Underwood to execute this instrument on her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 10th day of December, 2021.

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

Kim Graves
Notary Public at Large
My commission expires: 8-20-24

**Tennessee Certification of Electronic Document**

I, John L. Bisby, 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 December 10, 2021 (date of document).

Affiant Signature

December 10, 2021
Date

State of TN

County of Maury

Sworn to and subscribed before me this 10th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY