Karen Johnson Davidson County
Batch# 782406 DEEDWARR
12/30/2021 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20211230-0172049

Prepared By & Return To:
Tennessee Title Services, LLC
112 Center Court
Suite- A
Clarksville, TN 37040
C-21-8882

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of December, 2021

Notary Public

Commission Expires: 12-11-23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Victoria A. Kirby and Cynthia H. Kirby 248 Clovernook Drive Nashville, TN 37210	Mortgage Investors 8310 E. Walker Springs Knoxville, TN 37923	094-08-0-053.00

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,

Jasmine Brown, a single woman and Mason W. Underwood, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Victoria A. Kirby, an unmarried woman and Cynthia H. Kirby, a married woman, as joint tenants with right of survivorship

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 Lot No. 70 on the plan of Clover Nook, as of record in Book 2900, Page 52 (erroneously referred to as Book 2300, Page 52 in prior deed), Register's Office for said County, to which plan reference is here made for a complete description of said lot.

Being the same property conveyed to Jimmy R. Burrow by Warranty Deed from Deborah E. Gray and Thomas A. Tarver of record in Instrument No. 20090113-0003309 Register's Office for Davidson County, Tennessee, dated January 6, 2009 and recorded on January 13, 2009. (Value of consideration shown in aforementioned deed $165,000.00.)

Being the same property conveyed to Jasmine Brown and Mason W. Underwood, as Tenants in Common with Right of Survivorship by Warranty deed from Jimmy R. Burrow, a married man of record in Instrument No. 20200114-0005136 Register's Office for Davidson County, Tennessee, dated January 14, 2020 and recorded on January 14, 2020.

Being also known as 248 Clovernook Drive Nashville, Tennessee 37210.

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: 248 Clovernook Drive, Nashville, TN 37210

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 used, 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 21st day of December, 2021.

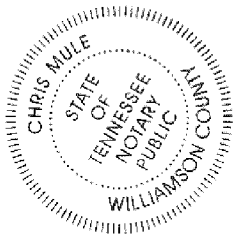
Jasmine Brown

Mason W. Underwood

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jasmine Brown and Mason W. Underwood** 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 Clarksville, Tennessee this 21st day of December, 2021.



Notary Public
My Commission Expires: 12-11-23

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 12/23/2024 (date of document).

Affiant Signature

12/23/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23rd day of December, 2024.

Eliza Whitfield
Notary's Signature

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

NOTARY SEAL

MY COMMISSION EXPIRES: 5-5-2025