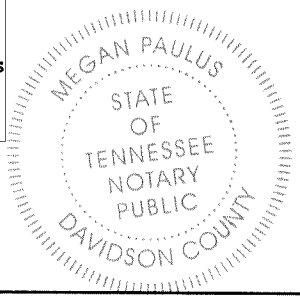
Karen Johnson Davidson County
Batch# 791320 DEEDWARR
01/14/2022 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,978.50
20220114-0006294

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $805,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 2022.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division, ,
121 First Ave S, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christina Lee Kurry	New Owner	131070071.00
(NAME)	(NAME)	
4417 Belmont Park Terrace	6501 Maynada St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Coral Gables, FL 33146	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Dorothy Gene Currey and Timothy Wayne Estes, as tenants in common with rights of survivorship,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Christina Lee Kurry, unmarried person,** hereinafter called the GRANTEE(S), his/her/their 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. 1-A on the Plan of Zone Lot Division of Lot 1 on the Gilbert Place of record in Plat Book 6050, Page 117, and amended in Book 6900, Page 914, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Dorothy C. Estes and James G. Currey, Jr., both unmarried by Warranty Deed from BRAM Partnership, a Tennessee General Partnership, dated 10/19/1993 and recorded 10/22/1993, of record in Book 9124, Page 66, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dorothy G. Currey by Quitclaim Deed from James G. Currey, Jr., dated 01/18/2007 and recorded 02/05/2007, of record in Instrument 200702050014821, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dorothy Gene Currey and Timothy Wayne Estes, tenants in common with rights of survivorship by Quitclaim Deed from Dorothy Gene Currey, unmarried, dated 07/06/2020 and recorded 07/13/2020, of record in Instrument 202007130076370, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2022 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Book 6050, Page 117, and amended in Book 6900, Page 914, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4417 Belmont Park Terrace, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 10 day of Jan, 2022.

Dorothy Gene Currey by Kimberly Hicks
Dorothy Gene Currey, by Kimberly Hicks as Attorney in Fact

Timothy Wayne Estes by Kimberly Hicks
Timothy Wayne Estes, by Kimberly Hicks as Attorney in Fact

State of Tennessee
County of Williamson

On this 10th day of January, 2022, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Kimberly Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Dorothy Gene Currey and Timothy Wayne Estes, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in ~~Book _____, Page _____~~, Register's Office of Davidson County, Tennessee.

* Instrument No. 202201140006292 and
Instrument No. 202201140006293

Witness my hand and Official seal this 10th day of January, 2022.

Notary Public:
My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

True Copy Certification

I, **Diane March,** 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 this the 10th day of January, 2022.

Affiant Signature
Date 01/10/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10th day of January, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

