Karen Johnson Davidson County
Batch# 793199 DEEDWARR
01/19/2022 12:12:56 PM 2 pgs
Fees: $13.00 Taxes: $814.00
20220119-0007352

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is ~~$155,000.00~~ $220,000.00

Subscribed and sworn to before me this 21 day of November, 2021.

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public **Affiant**

My Commission Expires: 1-3-22

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Larry Kimbro & Phyllis Welch **3975 Baxter Road** **Joelton, Tennessee 37080**	**Same.**	**008-00-0-066.01**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **EDWARD DALE BRANCH and BRENDA KAY BRANCH, husband and wife, by and through their Attorney-in-Fact, JAMES C. BRANCH** have this day bargained and sold, and do hereby transfer and convey unto the said **LARRY KIMBRO and PHYLLIS WELCH, a husband and wife**, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Nickerson & Nickerson, Engineers, dated February 22, 1964, as follows:

Beginning at a point in the center of Baxter Road, said point being south 5° 15' east 100 feet from the southeast corner of the property conveyed to James R. Branch and wife, by deed of record in Book 3709, Page 284, Register's Office for said County; thence with the center of said Road; south 5° 15' east 100 feet; thence south 87° 15' west 1368 feet; thence north 0° 30' east 104 feet; thence north 87° 15' east 1356 feet, more or less, to the center of said Baxter Road, the point of beginning.

Being the same property conveyed to EDWARD DALE BRANCH AND WIFE, BRENDA KAY BRANCH, by deed from GARLAND R. WINFORD AND WIFE, GLENDA B. WINFORD, of record in Book 7497, page 700, dated March 18, 1988, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

LR-BR-21-3975

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 20 day of December, 2021.

Edward Dale Branch by and through James C. Branch, attorney-in-fact

EDWARD DALE BRANCH by and through James C. Branch, attorney-in-fact

Brenda Kay Branch by and through James C Branch attorney-in-fact

BRENDA KAY BRANCH by and through James C. Branch, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 20th day of December, 2021, before me personally appeared **JAMES C. BRANCH**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **EDWARD DALE BRANCH**, and who acknowledged that he executed the same as the free act and deed of **EDWARD DALE BRANCH**

Witness my hand and official seal in Goodlettsville (city), Tennessee, this 20th day of December, 2021.

Mary Birthright
Notary Public

My Commission Expires: MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

On this 20th day of December, 2021, before me personally appeared **JAMES C. BRANCH**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **BRENDA KAY BRANCH** and who acknowledged that he executed the same as the free act and deed of **BRENDA KAY BRANCH.**

Witness my hand and official seal in Goodlettsville (city), Tennessee, this 20th day of December, 2021.

Mary Birthright
Notary Public

My Commission Expires: MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2023