# WARRANTY DEED

Karen Johnson Davidson County
Batch# 803080 DEEDWARR
02/10/2022 09:10:30 AM 4 pgs
Fees: $23.00 Taxes: $4,440.00
20220210-0015407

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2022

Notary Public

MY COMMISSION EXPIRES: 12-18-22

(AFFIX SEAL)

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Kristen Hood | Same | 131-03-1U-002.00 CO |
| (NAME) | (NAME) | |
| 1904 Kimbark Dr | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, we, **Brittany Walker Prince and husband Carl Tyler Prince, and Donald E. Walker, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristen Hood,** 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 B of 1904 A AND B KIMBARK, a Horizontal property Regime with Private elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1904 A AND B KIMBARK, a Horizontal Property regime with Private Elements, of record as Instrument No. 20150513-0043894, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1904 A AND B KIMBARK, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150513-0043894, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated here by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Brittany E. Walker, an unmarried woman and Donald E. Walker, a married man, tenants in common with right of survivorship, by Warranty Deed from Shackelford Partners, GP, dated December 14, 2016, of record in Instrument No. 20161227-0135828, Register's Office for Davidson County, Tennessee. Brittany E. Walker now known as Brittany Walker Prince.

unimproved ☐

This is improved ☑ property, known as 1904 Kimbark Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

**This conveyance is subject to the following: Taxes for the year 22, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters**

**appearing on the Plan of record in Book 1130, page 102 and Instrument No. 20150513-0043894; restrictions of record in Instrument No. 20150513-0043894; Articles of Incorporation/Charter of record in Instrument No. 20150515-0044892; all of record in the Register's Office for Davidson County, Tennessee.**

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 do 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.

Witness our hands this 27 day of January, 2022.

Brittany Walker Prince

Carl Tyler Prince

State of Alabama
County of Baldwin

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Brittany Walker Prince and Carl Tyler Prince, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Fairhope, Alabama, this 27th dayof January, 2022.

Notary Public
My Commission Expires: 09/13/2025

File No.: 35712

STATE OF ALABAMA NOTARY PUBLIC DANIEL NELSON

Witness our hands this 27th day of January, 2022.

Donald E. Walker

State of Mississippi
County of Lamar

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Donald E. Walker, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Hattiesburg, Mississippi, this 27th day of January, 2022.

Angela Hopkins
Notary Public
My Commission Expires: 02-22-23

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 98551 ANGELA HOPKINS Commission Expires Feb. 22, 2023 LAMAR COUNTY

File No.: 35712

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 January 31, 2022.

J. Carlton Drumwright

January 31, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 31, 2022.

Notary

My Commission Expires: 12/18/22

