Karen Johnson Davidson County
Batch# 803680 DEEDWARR
02/10/2022 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20220210-0015653

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-89

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of January, 2022

Notary Public

Commission Expires: _____

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Robert J. Armstrong, Jr and Shannon L. Stoner 1510 Indian Springs Drive Franklin, TN 37064 | New Owner | 107 14 0 128.00 |

# 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,

**Pamela Adams Hirst, an unmarried woman**

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

**Robert J. Armstrong, Jr and Shannon L. Stoner, husband and wife**

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. 130 on the Map of Miro Meadows of record in Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee.

SAID Lot No. 130 fronts 70 feet on the east side of Kipling Drive and runs back between parallel lines 143 feet to a dead line.

BEING the same property conveyed by Warranty Deed from Athens Homes, Inc., a Tennessee Corporation to Howard K. Adams and wife, LaVerne F. Adams, recorded May 16, 1949, as Book 1716 Page 623 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $6,500.00. The said Howard K. Adams died on or about 8/17/56 leaving his wife, LaVerne F. Adams as the surviving tenant by the entirety.

BEING the same property conveyed by Quit-Claim Deed from Laverne F. Adams, a widow, while reserving a life-estate interest, to Pamela Adams Hirst, recorded May 22, 1991, as Book 8356 Page 990 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $0.00. The said Laverne F. Adams aka Dorothy Laverne Adams, died on or about 9 5/2002 thereby extinguishing her life estate interest.

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: 1016 Kipling Drive, Nashville, TN 37217

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 28th day of January, 2022.

Pamela Adams Hirst

Pamela Adams Hirst

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 28th day of January, 2022.

KAYLIE PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 8, 2025
COUNTY OF DAVIDSON

Kaylie Payne

Notary Public
My Commission Expires: _____

# Certificate of Authenticity

I, Joshua A. Terry, 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 1/28/22.

Affiant Signature

2/1/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/1/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON