This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 822759 DEEDWARR
03/16/2022 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,685.35
20220316-0030243

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $455,500.00

Affiant Signature

Subscribed and sworn to before me on this the 7 Day of March, '22.

Notary Public
My Commission expires: 7-7-25

CHRISTINE SISSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
KGDD Trust
James C Davis, Atty at Law,
200 Mayfair Rd
Nashville, TN 37205

SEND TAX BILLS TO:
KGDD Trust
James C Davis, Atty at Law,
200 Mayfair Rd
Nashville, TN 37205

MAP AND PARCEL NUMBER: Tax ID #: 097160A04000CO

WARRANTY DEED

22NT00334

Effective the____ Day of March, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Nancy Siebert and James Siebert

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

James C. Davis as Trustee of the KGDD Trust dated August 24th, 2021

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
Land in Davidson County, Tennessee, being all of Lot No. 36, on the Plan of The Peninsula, Phase Two, a Planned Residential Development, as shown by plat appearing of record in Plat Book 9700, page 352, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property as conveyed to Nancy Siebert and James Siebert, wife and husband by Warranty Deed from James E. Underwood and wife, Judith M. Underwood dated 02/15/2019 recorded 02/19/2019 in Book NA, Page NA, as Document Number 20190219-0014687, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the taxes; 2_ all applicable zoning ordinances; 3) utility, sewer, drainage, and other easements of record; 4) all subdivision /condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

This is an improved property commonly known as: 5132 Bay Overlook Dr, Hermitage, TN 37076-3652

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 7th day of March, 2022.

Nancy Siebert

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Nancy Siebert**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of March, 2022.

Notary Public
My Commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

James Siebert

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **James Siebert**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of March, 2022.

Notary Public
My Commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Tennessee Certification of Electronic Document

I, Keri Bates 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 March 7, 2022 (date of document).

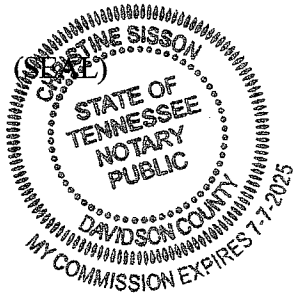
Keri Bates
Affiant Signature

March 7, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 of March, 2022.

(SEAL)



Notary's Signature
My Commission Expires: