Karen Johnson Davidson County
Batch# 830637 **DEEDWARR**
03/29/2022 01:37:35 PM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20220329-0036317

WARRANTY DEED

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 5-2-22

(AFFIX SEAL)

Y-JD-22-1920

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
JDuck, LLC	**New Owner**	
(NAME)	(NAME)	**072-12-0-292-00**
608 Ries Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 consideration, the receipt of which is hereby acknowledged, **ADRIC W. KIMBROUGH (A/K/A ADRIC WINTERS KIMBROUGH, SR.) AND KIMBERLY KIMBROUGH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JDUCK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors anc assigns, that 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. 139 on the Plan of Section II, Burchwood Gardens, as of record in Plat Book 2900, Page 66, 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 Adric L. Kimbrough and Robin L. Kimbrough, husband and wife by Warranty deed from Maury E. Buford, Jr., a single man of record in Instrument No. 20000717-0069976 Register's Office for Davidson County, Tennessee, dated June 30, 2000 and recorded on July 17, 2000. Adric L. Kimbrough was incorrectly listed on said deed, and should have instead been listed as Adric W. Kimbrough. He is also known as Adric Winters Kimbrough, Sr.

Being the same property conveyed to Adric W. Kimbrough, married, by Quitclaim deed from Adric W. Kimbrough and Robin Kimbrough Hayes (f/k/a Robin L. Kimbrough) of record in Instrument No. 20220329-0036310 Register's Office for Davidson County, Tennessee.

Adric W. Kimbrough having since remarried. Kimberly Kimbrough joins in the execution of this Deed to convey any marital interest she may have in said property.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 66, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3000, Page 528, in the Register's Office for Davidson County, Tennessee.
- Charter of Suburban Properties, Inc., of record in Book 2008, Page 267, in the Register's Office for Davidson County, Tennessee.
- Water Main Conveyance of record in Book 3069, Page 40, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1920 Upland Drive, Nashville, Tennessee 37216-4112**.

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), their heirs and 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), 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 my/our hand(s) this the 25th DAY OF MARCH, 2022.

Adric W. Kimbrough

Kimberly Kimbrough

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADRIC W. KIMBROUGH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/08/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 25th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/08/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212