Karen Johnson Davidson County
Batch# 836610 DEEDWARR
04/08/2022 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220408-0041398

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/19/22
(AFFIX SEAL)

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
J. Eric Hennessee, Hennessee Law, P.O. Box 330793, Murfreesboro, TN 37133-0793

File No.: 22-142M

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Timothy Baker	First Horizon Bank	
(NAME)	(NAME)	
2521 Crossfield Drive	12719 Cantrell Road Ste 200	095 04 0 147.00
(ADDRESS)	(ADDRESS)	
Nashville TN 37214	Little Rock AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, RICHARD E. KIRK, DEVISEE OF MARGARET W. KIRK, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TIMOTHY BAKER, UNMARRIED MAN, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 51 on the Map of Eva-Mor Heights, as of record in Book 1424, page 149, Register's Office for said County, described as follows:

Beginning at a point in the south margin of Crossfield Drive at the corner of Lots Nos. 50 and 51; thence with the line between said lots southerly 120 feet to the Corner of Lot No. 52; thence with the line between Lot Nos. 51 and 52 westerly 115 feet to the east margin of Blanchard Place; thence with the margin of the same, northerly 100 feet to the beginning of a curve; thence around said curve northeasterly 31.42 feet to the south margin of Crossfield Drive; thence with the margin of the same, easterly 95 feet to the beginning.

Being the same property conveyed to Edward L. Kirk and wife, Margaret W. Kirk, by Warranty Deed, from Garvin B. Wallace andd wife, Lorene L. Wallace, of record ion Book 4297, Page 791, Register's Office for Davidison County, TN, dated 01/02/1969 and recordedn 01/03/1969. Edward L. Kirk having since died December 7, 1987, leaving title solely vested in Margaret W. Kirk. Margaret W. Kirk having since died January 22, 1991. Reference is here made to Margaret Whitehurst Kirk Will of record in Docket 96684, Page 856, Office of the Probate Clerk for Davidson County, Tennessee.

This is improved ☒ property, known as 2521 Crossfield Drive, Nashville, TN 37214

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 31st day of March, 2022.

Richard E. Kirk

Richard E. Kirk

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of March, 2021, before me personally appeared Richard E. Kirk, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal on the day and date first above written

Eileen Smith

Notary Public

My Commission Expires: 8/27/22

EILEEN SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
CANNON COUNTY

Tennessee Certification of Electronic Document

I, Katelyn Taylor, 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 3/31/22 (date of document).

Affiant Signature

4/4/22
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 4 day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9/19/22

NOTARY'S SEAL

