Karen Johnson Davidson County
Batch# 837553 DEEDWARR
04/11/2022 09:32:15 AM 2 pgs
Fees: $13.00 Taxes: $1,246.53
20220411-0041581

THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corporation 3310 West End Avenue, Suite 540 Nashville, TN 37203 P22-4477-WE	STATE OF Alabama COUNTY OF Jefferson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$336,900.00.** Ann Nancy Richardson Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2022. Gail Arrow Notary Public MY COMMISSION EXPIRES: 8/9/2022 (AFFIX SEAL)

GAIL ARROW NOTARY PUBLIC STATE AT LARGE ALABAMA

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Patrick Kibby	New Owner	MAP:
108 Emma Neuhoff Ct.		PARCEL: 129-11-0A-005.00-CO
Nashville TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ANN NANCY RICHARDSON, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK KIBBY**

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 No. 108 on the Condominium site Plan, Plat for Phase 1 B of Lot 2, The Cloister at St. Henry, filed as Exhibit B to and established by the Master Deed of record in book 6237, page 665 and amended in Book 6834, page 449, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common/areas/elements appurtenant to said Unit as set forth in the said Master deed, reference to which is hereby made for a more complete and detailed description of said unit.

Being the same property conveyed to Harold E. Richardson and wife, Ann Nancy Richardson by Warranty deed from Terrance W. Evans, Executrix of the Estate of Thomas L. Evans of record in Instrument No. 20130313-0024968 Register's Office for Davidson County, Tennessee, dated March 12, 2013 and recorded on March 13, 2013.

Being the same property conveyed to Ann Nancy Richardson by Quitclaim deed from Harold E. Richardson of record in Instrument No. 20210121-0009292 Register's Office for Davidson County, Tennessee, dated January 13, 2021 and recorded on January 21, 2021.

This is UNIMPROVED ☒ IMPROVED property known as: **108 Emma Neuhoff Ct., Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 my/our hand(s) this the 7th day of April, 2022.

Ann Nancy Richardson

Ann Nancy Richardson

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ann Nancy Richardson**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7th day of ~~APR~~ April, 2022.

My Commission Expires: 8/9/2022

Gail Arrow

Notary Public

