22-4361

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
Karen Johnson Davidson County Batch# 840472 **DEEDWARR** 04/18/2022 11:11:03 AM 2 pgs Fees: $13.00 Taxes: $980.50 20220418-0044162	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **265,000.00.** Pamela Erickson Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **04/08/2022** Barbry A Smith Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) OFFICIAL STAMP BARBURY A SMITH NOTARY PUBLIC - OREGON COMMISSION NO. 1014102 MY COMMISSION EXPIRES JULY 07, 2025

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #22-4361

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Rooks	**Primary Residential Mortgage, Inc ISAOA/ATIMA**	**150-03-0-155.00**
(NAME) **3410 Shakerville Court**	(NAME) **1480 North 2200 West**	
(ADDRESS) **Antioch, TN, 37013**	(ADDRESS) **Salt Lake City, UT84116**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Pam Erichsen, Executrix of the Estate of Bruce Kimberlin,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Rooks, unmarried man,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** DESCRIBED AS FOLLOWS, TO-WIT:

BEING all of Lot No. 50-A on the Plan of Chelsea of Priest Lake, Section 1-B, as shown by plat and survey of record in Plat Book 6250, page 8, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Bruce Kimberlin, unmarried by Deed dated November 27, 1998 from Delia R. Connell and Sherlean D. King, both unmarried, recorded December 1, 1998, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3410 Shakerville Court, Antioch, TN 37013**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **8th** day of **April, 2022.**

Estate of Bruce Kimberlin

Pam Erichsen, Executrix

STATE OF
COUNTY OF

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Pam Erichsen, whom I am personally acquainted and who upon heroath acknowledged herself to be the Executrix and she being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Estate of Bruce Kimberlin.

WITNESS my hand and official seal this 8 day of April, 2022.

NOTARY

MY COMMISSION EXPIRES: July 7, 2025

OFFICIAL STAMP
BARBURY A SMITH
NOTARY PUBLIC - OREGON
COMMISSION NO. 1014102
MY COMMISSION EXPIRES JULY 07, 2025