THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440777** Karen Johnson Davidson County Batch# 864713 DEEDWARR 05/31/2022 10:50:38 AM 2 pgs Fees: $13.00 Taxes: $666.00 20220531-0062464	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $180,000.00. Affiant Subscribed and sworn to before me, this 27th day of May, 2022. Notary Public My Commission Expires: _____ HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 1, 2023

WARRANTY DEED

Address New Owner: Kimber Lee Saunders 2424 Robbie Court Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 073 07 0 226.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael York and Belinda York, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kimber Lee Saunders, an unmarried woman**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 34B on the Plan of Zone Lot Division of Lots 33 thru 37 (Section 4), Cabin Hill as of record in Book 6250, Page 520, Register's Office for said County, to which plat reference is hereby made for a complete description.

Being the same property conveyed to Michael York and Belinda York, husband and wife, by Warranty Deed from Darlene Stone and Sadie A. Stone, both unmarried, of record in Instrument No. 20051228-0154917, in the Register's Office of Davidson County, Tennessee, dated December 09, 2005 and recorded on December 28, 2005

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Zone Lot Division of Lots 33 thru 37 (Section 4), Cabin Hill, as recorded in Plat Book 6250, Page(s) 520.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6430, Page 508 and Book 9412, Page 317.

Easement recorded in Book 6181, Page 107; Book 6209, Page 475; Book 6407, Page 273 and Book 6846, Page 616.

This is improved property located at 2424 Robbie Court Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of May, 2022.

Michael York

Belinda York

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael York and Belinda York, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2022.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public

My Commission Expires: