BOX #14

G#35863-2

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 865566 DEEDWARR
06/01/2022 10:50:39 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20220601-0063135

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$315,000.00**

Subscribed and sworn to before me this 31st day of May, 2022.

Notary Public **Affiant**
My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Donna Marie Kilkelly **5108 Rawlings Road** **Joelton, Tennessee 37080**	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	**021-00-0-226.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **VIRGINIA A. STEADMAN, AN UNMARRIED WOMAN,** has this day bargained and sold, and does hereby transfer and convey unto the said **DONNA MARIE KILKELLY, AN UNMARRIED WOMAN,** the Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Situated in the 14th Civil District of said County and State and being on the North side of the North section of Bernard Road and beginning at a point in the center of North Bernard Road 250 feet East of Howard Frutiger's in Steimles's (now Potters's) line; thence,South 89 deg. East 125 feet to a point in the center of said Road; thence,due North 175 feet to a point; thence,due West 125 feet to a point; thence,due South 175 feet to the point of beginning, containing 1/2 acres, more or less.

Being the same property conveyed to Virginia A. Steadman, an unmarried woman by Warranty Deed from Kevin Caine and Codi Caine, husband and wife of record in Instrument No. 20140331-0026454 Register's Office for Davidson County, Tennessee, dated March 28, 2014 and recorded on March 31, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 31 day of May, 2022.

Virginia A. Steadman

VIRGINIA A. STEADMAN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mary Birthright a Notary Public in and for said County and State, **VIRGINIA A. STEADMAN**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 31 day of May, 2022.

My Commission Expires: 7/3/23

Mary Birthright

NOTARY PUBLIC

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY