WARRANTY DEED

Karen Johnson Davidson County
Batch# 868155 DEEDWARR
06/07/2022 08:42:59 AM 2 pgs
Fees: $13.00 Taxes: $1,398.60

20220607-0064913

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 378,000.00

Kim Frances Leonard
Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS
31st day of May, 2022

Marlene Lamberth
Notary Public

MY COMMISSION EXPIRES: 3-15-2024
(Affix Seal)

MARLENE LAMBERTH
Notary ID #130582118
My Commission Expires
March 15, 2024

C22-108

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna Shimniok and Xavier Quinlan		
2948 Nautilus Drive	**Same as Owner**	**15002025800**
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, **Kim Frances Leonard, a Single Person,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Anna Shimniok and Xavier Quinlan, a Married Couple,**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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 2948 Nautilus Drive, Nashville, Nashville, TN 37217. Said property is being described as follows:

Being Lot No. 132 on the Plan of Harbor Gate, Section 2 of record in Plat Book 6250, Page 33, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Kim Frances Leonard, a Single Person by Warranty Deed from Vicki Joy Mooneyham and Shawn Allison Crisp dated 02/27/2002 and filed for record on 03/22/2002 of record in Instrument No. 20020322-0035362 , said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX) Property, known as **2948 Nautilus Drive, Nashville, TN 37217**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands this 31st day of May, 2022.

Kim Frances Leonard

Kim Frances Leonard

STATE OF Texas
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kim Frances Leonard** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2022.

Commission Expires: 03/15/2024

Marlene Lamberth

Notary Public

MARLENE LAMBERTH
Notary ID #130582118
My Commission Expires
March 15, 2024