Karen Johnson Davidson County
Batch# 869476 DEEDWARR
06/10/2022 10:44:58 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00
20220610-0066288

WARRANTY DEED

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 430
Nashville, TN 37215

File No. EY-22-2609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Ellen Koran and Cody Ray Goodwin	NEW OWNER	
(NAME)	(NAME)	
1915 18th Avenue South		104-12-0-226.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, I/we, **Joseph L. Kirk, III and Elizabeth W. Kirk, Trustees of The Kirk Revocable Trust dated April 28, 2016**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Ellen Koran and Cody Ray Goodwin, wife and husband**, HEREINAFTER CALLED THE GRANTEE, 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 the Southerly one-half of Lot No. 39 on the Plan of Christopher & Kirkman Addition to Belmont Park, as shown on Plat of record in Plat Book 57, Page 158, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Said part of Said Lot fronts 50 minutes on the Westerly side of 18th Avenue South and runs back between parallel lines 160 minutes to an alley.

Being the same property conveyed to Joseph L. Kirk and Elizabeth W. Kirk, husband and wife by Warranty deed from Melanie T. Hailey, unmarried of record in Instrument No. 20071217-0144362 Register's Office for Davidson County, Tennessee, dated December 10, 2007 and recorded on December 17, 2007.

Being the same property conveyed to Joseph L. Kirk, III and Elizabeth W. Kirk, Trustees under the Kirk Revocable Trust dated April 28, 2016 by Quitclaim deed from Joseph L. Kirk and wife, Elizabeth W. Kirk of record in Instrument No. 20160503-0043114 Register's Office for Davidson County, Tennessee, dated April 28, 2016 and recorded on May 03, 2016.

This is property more commonly known as 1915 18th Avenue South, Nashville, TN 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 this ~~10th~~ 24th day of ~~June~~ May, 2022.

The Kirk Revocable Trust dated April 28, 2016

By: _____
Joseph L. Kirk, III, Trustee

By: _____
Elizabeth W. Kirk, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Joseph L. Kirk, III and Elizabeth W. Kirk, Trustees, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Trustees of the The Kirk Revocable Trust dated April 28, 2016 the within named bargainor, and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustee.

Witness my hand this 24th day of May, 2022.

_____
NOTARY PUBLIC

My commission expires: _____

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026