Karen Johnson Davidson County
Batch# 878985 DEEDWARR
06/27/2022 02:41:16 PM 2 pgs
Fees: $13.00 Taxes: $3,311.50
20220627-0073626

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$895,000.00**

Margaret Smith
Affiant

Subscribed and sworn to before me, this the 24th day of June, 2022.

Debbie Mann
Notary Public

My commission expires: _____
(AFFIX SEAL)

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael P. Livingston **Ellen J. Livingston**	Churchill Mortgage	**Map and Parcel 18000005200**
6729 Holt Rd	1749 Mallory Ln, #100	
Nashville, TN 37211	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Edwin Gilbert Kirkland and/or Marie Hope Brownsey Kirkland, Trustees of The Marie & Edwin Kirkland Living Trust, established by the Revocable Trust Agreement of Edwin Gilbert Kirkland and Marie Hope Brownsey Kirkland dated June 9, 2017, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without the signature of any beneficiary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael P. Livingston and Ellen J. Livingston, husband and wife

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:

A tract located in the Sixth Civil District of said County containing 3.69 acres according to a survey made by Dye and Underwood in July 1971, fronting on the south side of Holt Road and being a part of the westerly one-half of that body of land which was conveyed to Dorris H. Gillespie and wife, Dorothy Gillespie, (said westerly one-half being hereinafter referred to as the Dorothy Gillespie land) by three deeds of record in Register's Office for said county; namely: deed from John Holt and wife, Rosa P. Holt, in Book 1077, Page 244; deed from Rosa P. Holt in Book 1153, Page 128; deed from Tom Holt in Book 1165, Page 9; the said Dorris H. Gillespie having died on April 6, 1968, and his widow Dorothy Gillepsie, having conveyed the easterly one-half of said body of land to her son, John Hall Gillepsie by deed of record in Book 4488, Page 73, said Register's Office. Said Tract herein conveyed is more particularly described as follows: Commencing at an iron pin in the south margin of Holt Road in the northeast corner of a tract of land conveyed from Dorothy Gillespie to Alvin R. Goins and wife, Sherrie G. Goins, by deed of record in Book 4530, Page 396, said Register's Office, thence north 83 deg 16' east along the south margin of Holt Road 199.85 feet to an iron pin; thence south 4 deg 10' east 785 feet to an iron pin in the south boundary of the Dorothy Gillespie land; thence south 84 deg 45' west 210 feet to an iron pin in the southeast corner of said Goins tract; thence north 3 deg 29' west along the eastern boundary line of the Goins tract 783.5 feet to the point of beginning.

Being part of the same property conveyed to Edwin Gilbert Kirkland and/or Marie Hope Brownsey Kirkland, Trustees of The Marie & Edwin Kirkland Living Trust, established by the Revocable Trust Agreement of Edwin Gilbert Kirkland and Marie Hope Brownsey Kirkland dated June 9, 2017, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without the signature of any beneficiary, by Quitclaim Deed dated June 9, 2017, from Edwin Gilbert Kirkland, of record in Instrument No. 20170614-0059805, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 10460, Page 446, Register's Office for Davidson County, Tennessee. 2) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **6729 Holt Rd, Nashville, TN** 37211

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 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(s) this **24th** day of **June, 2022.**

Edwin Gilbert Kirkland, Trustee

Edwin Gilbert Kirkland, Trustee of The Marie & Edwin Kirkland Living Trust

Marie Hope Brownsey Kirkland, Trustee

Marie Hope Brownsey Kirkland, Trustee of The Marie & Edwin Kirkland Living Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Edwin Gilbert Kirkland, Trustee of The Marie & Edwin Kirkland Living Trust,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **June, 2022.**

Notary Public

My Commission Expires: 10/23/2023

JENNIFER WEST STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Marie Hope Brownsey Kirkland, Trustee of The Marie & Edwin Kirkland Living Trust,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **June, 2022.**

Notary Public

My Commission Expires: 10/23/2023

JENNIFER WEST STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY