Karen Johnson Davidson County
Batch# 880694 DEEDWARR
06/29/2022 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20220629-0075308

WARRANTY DEED

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jordan Dominguez Kinard and Hannah Kinard, husband and wife 504 Hilson Ct Nashville, TN 37211	Atlantic Union Bank 1800 Robert Fulton Drive Suite 350 Reston, VA 20191	161-07-0-115

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Joseph Fizer and wife, Priscilla Fizer**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jordan Dominguez Kinard and Hannah Kinard, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 37 on the plan of Section One, McMurray Woods Addition, of record in Book 4675, pages 6 and 7, Register's Office for said County.

SAID Lot No. 37 fronts 82.70 feet on the northerly margin of Hilson Court and extends back 159.92 feet on the easterly line and 216.77 feet on the westerly line, which is a broken line, to a dead line in the rear, measuring 25 feet thereon.

Being the same property conveyed to Joseph E. Fizer and wife, Priscilla C. Fizer by Warranty Deed from Alpha Development Corporation, dated 06/23/1975 and recorded 06/24/1975, of record in Book 4926, Page 232, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 504 Hilson Ct, 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, 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(s) this the 23rd day of June, 2022.

Joseph Fizer

Priscilla Fizer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Joseph Fizer and Priscilla Fizer with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 23rd of June, 2022.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

TRUE COPY CERTIFICATION

I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/23/22.

D. Shayne Adair

6/24/22
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 24 day of June, 2022.



April D. Wideman
Notary Public
My Commission Expires: 03/07/2026