Karen Johnson Davidson County
Batch# 882689 DEEDWARR
07/01/2022 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20220701-0076381

Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No: 1-17806-MC

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson JM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE 2022.

Notary Public

MY COMMISSION EXPIRES: 11-6-2024
(AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
J. Eric Hennessee, Hennessee Law, P.O. Box 330793, Murfreesboro, TN 37133-0793

File No.: 22-216M

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Faith Mote	Orion Federal Credit Union	161-11-0C-045.00-CO
(NAME)	(NAME)	
327 Yorkshire Circle	400 Monroe Ave	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Memphis TN 38133	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **KELLY KIMBROUGH, A SINGLE WOMAN, FORMERLY KNOWN AS KELLY HAYNES,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FAITH ALEXANDRIA MAY MOTE, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. I-904 on the Plan of "The Re-subdivision of Lot No. 2, of Phase IV, Villages of Brentwood", as of record in Plat Book 6900, Page 614, Register's Office for Davidson County, Tennessee.

Said Lot I-904 fronts 17.63 feet on the Southerly margin of a 6-foot access Easement with access to Yorkshire Circle and runs back a total of 109.19 feet on the broken Easterly line and runs back a total of 112.78 feet on the broken Westerly line to a line in the rear which measures 19.23 feet thereon.

Being the same property conveyed to Kelly Haynes, a married woman by Warranty deed from Chaney Moss, an unmarried woman of record in Instrument No. 20190808-0078796 Register's Office for Davidson County, Tennessee, dated July 18, 2019, and recorded on August 8, 2019.

The said Kelly Haynes is now known as Kelly Kimbrough. Kelly Haynes and Kelly Kimbrough are one and the same.

This is improved ☒ property, known as 327 Yorkshire Circle, 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 Grantee, her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 30th day of June 2022

Kelly Kimbrough

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 30th day of June, before me personally appeared Kelly Kimbrough, to me known to be the person (or persons) described in and who executed the foregoing instrument and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: _____

AMY GENTRY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 8, 2025
COUNTY OF CANNON

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 June 30, 2022.

Storey Carver
Affiant Signature

6/30/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of June 2022.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

