Karen Johnson Davidson County
Batch# 898479 DEEDWARR
08/03/2022 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,391.20
20220803-0088522

WARRANTY DEED

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Broward

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $376,000.00.

Julie Reynolds
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2022.

Notary Public State of Florida
Emily Garcia
My Commission
HH 274898
Exp. 8/1/2026

Notary Public

MY COMMISSION EXPIRES: 08/01/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Scott Kurtz	New Owner	Parcel ID: 151 09 0B 220.00
(NAME)	(NAME)	
5344 Skip Jack Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 **Dollars** ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Julie Reynolds, Executor of the Estate of Anita L Kimbrough**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Scott Kurtz**, Unmarried Man, 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:

Land in Davidson County, Tennessee, being Lot 186 on the plan of Lakeside Cove at Percy Priest, Phase 3, of record in Instrument No. 20060825-0105210, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Robert L. Kimbrough and wife, Mary E. Kimbrough and Anita L. Kimbrough, an unmarried woman from Centex Homes, a Nevada General Partnership by Warranty Deed dated July 25, 2007 and recorded on July 27, 2007 in Instrument No. 20070727-0089556, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Robert Leslie Kimbrough from Anita L. Kimbrough, an unmarried person by Quitclaim Deed dated December 12, 2014 and recorded on December 12, 2014 in Instrument No. 20141212-0113906, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Anita L. Kimbrough, a one-third undivided interest, Richard

Kimbrough, a one-third undivided interest, and Julie Reynolds, a one-third undivided interest from Julie Reynolds, Executor of the Estate of Robert Leslie Kimbrough, deceased by Quitclaim Deed dated August 21, 2015 and recorded on September 23, 2015 in Instrument No. 20150923-0096566, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Anita L. Kimbrough from Richard Kimbrough, as to a one-third undivided interest and Julie Reynolds, as to a one-third undivided interest by Warranty Deed dated August 24, 2015 and recorded on September 23, 2015 in Instrument No. 20150923-0096567, Register's Office for Davidson County, Tennessee. The said Anita Kimbrough having died on March 2, 2022 leaving Julie Reynolds as executrix pursuant to the terms of her Last Will and Testament probated in Case No. 22P584, Circuit Court Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5344 Skip Jack Drive, Antioch, TN 37013

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 our hands this 2nd day of August, 2022

Julie Reynolds, Executor of the Estate of Anita L Kimbrough

BY: Julie Reynolds

Julie Reynolds

STATE OF FLORIDA
COUNTY OF Broward

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared **Julie Reynolds.** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oaths acknowledged herself to be the **Julie Reynolds, Executor of the Estate of Anita L Kimbrough,** the within named bargainor, and that they as such Executor being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Broward, Florida on this the 2nd day of August, 2022 .

Notary Public

My Commission Expires: 08/01/2026

Notary Public State of Florida
Emily Garcia
My Commission
HH 274898
Exp. 8/1/2026

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8-3-22.

Affiant Signature

8-3-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 3 day of August, 2022

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202208030088522