This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-17418-TC

Karen Johnson Davidson County
Batch# 901974 **DEEDWARR**
08/11/2022 10:28:06 AM 3 pgs
Fees: $18.00 Taxes: $1,809.30

20220811-0091316

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $489,000.00.

Affiant

LINDSAY B. FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 2nd day of August, 2022.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tyler Kinkelaar and Danielle Kinkelaar 124 Obryan Avenue Goodlettsville, TN 37072	New Owner	132L A 072.00

WARRANTY DEED

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 consideration, the receipt of which is hereby acknowledged, I, **Colleen Lane, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Tyler Kinkelaar and Danielle Kinkelaar, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Robertson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County and Robertson County, Tennessee, Beginning at an iron pin in the Southwesterly line of William Christopher (DB 141, Pg 235, RORCT), said pin being the most Northeasterly corner of the "Dayton Parker Lot" (as of record in Plat Book 19, Page 63, RORCT) and the most Northeasterly corner of the herein described tract; thence with said Christopher S 42 deg. 15' 00" E. 49.56' to a point; thence with the same S 86 deg. 53' 14" E. 412.08 to a 14" locust tree corner (common corner to Jeane M. Walker); thence with Westerly line of said Walker and Tommy E.

Walker S 12 deg. 32' 15" E, 673.16 to an iron pin in the base of a fence corner post (common corner to Eric Rogers); thence with the Northerly line of said Rogers S 72 deg. 14'29" W. 342.49' to the center of the old railroad bed; thence with the same and a curve to the left (R=406.17 L=20 deg. 25'41", LC=144.05', CB=N 8 deg. 18'40" W for a curve of 144.81) thence with the same N 18 deg. 31' 30" W, 102.69; thence with the same curve to the left (R=611.92 L=36 deg. 23'00", LC=382.08', CB=N 36 deg. 43'00" W) for a curve distance of 388.57'; thence with the same N 54 deg. 54' 29" W 101.88' to the most Southeasterly corner of said, "Dayton Parker Lot", thence with the Easterly line of said lot N 24 deg. 57' 34" E. 238.13' to the point of beginning, containing 7.085 acres more or less. Surveyed by Tommy E. Walker RLS# 1465, dated 11/28/2006.

Together with the beneficial rights of the Ingress/egress identified on Plat Book 19, Page 63, in the Register's Office for Robertson County, Tennessee.

Less and except that portion conveyed to Stewart Robinson by deed from Dayton Lloyd Parker dated August 21, 2013, in Record Book 1536, Page 849, in the Register's Office for Robertson County, Tennessee.

Being part of the same property conveyed to Colleen Lane, by Quitclaim Deed from William Lane, of record in Instrument No. 20220520-0058421, in the Register's Office of Davidson County, Tennessee, dated February 23, 2022 and recorded on May 20, 2022. See Final Decree of Divorce entered in the Circuit Court for Robertson County, Tennessee, recorded in Record Book 2151, Page 39.

Being part of the same property conveyed to Colleen Lane, by Quitclaim Deed from William Lane, of record in Record Book 2160, Page 215, in the Register's Office of Robertson County, Tennessee, dated February 23, 2022 and recorded on March 16, 2022. See Final Decree of Divorce entered in the Circuit Court for Robertson County, Tennessee, recorded in Record Book 2151, Page 39.

Also being part of the same property conveyed to Colleen Lane and William Lane, wife and husband, by Warranty Deed from Dayton Lloyd Parker, unmarried, of record in Record Book 1807, Page 549, in the Register's Office of Robertson County, Tennessee, dated April 27, 2018 and recorded on May 7, 2018, and in Instrument No. 20180510-0044853, Register's Office of Davidson County, Tennessee, recorded on May 10, 2018.

This is improved property located at: **124 Obryan Avenue, Goodlettsville, TN 37072**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of August, 2022.

GRANTOR:

Colleen Lane

STATE OF NH
COUNTY OF ROCKINGHAM

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Colleen Lane, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of August, 2022.

ANGELA M. HEARN
MY COMMISSION EXPIRES FEB. 17, 2026
NOTARY PUBLIC NEW HAMPSHIRE

Angela M. Hearn
Notary Public
My Commission expires: Feb 17, 2026