Karen Johnson Davidson County
Batch# 902129 DEEDWARR
08/11/2022 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,105.30
20220811-0091528

Prepared by
Blake Garner, Attorney
Trinity Title LLC
401 W. Main Street Ste 200
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $569,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10 day of August, 2022

Notary Public
My Commission Expires: 3.8.25

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Tyler Crist and Christianne Crist<br>109 Blue Hills Court<br>Nashville, TN 37214 | Mortgage Investors Group<br>8320 W. Walker Springs Lane<br>Suite 200<br>Knoxville, TN 37923 | 084-15-0-088 |

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **Deborah Lyn Kirk, a single woman** HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyler Crist and Christianne Crist, Husband and Wife** HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN CHEATHAM COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 44 on the plan of Castlewood Estates, Section I, of record in Book 2331 Page 72, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Deborah Lyn Kirk, a single woman, by Warranty Deed from Janet B. Hughes, an unmarried woman, dated 1/15/2021 and recorded 1/20/2021 in Instrument Number 20210120-0008786 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 109 Blue Hills Court Nashville, TN 37214

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(S), ITS/THEIR/HIS/HER heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9 day of August, 2022

Deborah Lyn Kirk

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Deborah Lyn Kirk with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon their oath acknowledged themselves the within named Bargainors who executed the foregoing Warranty Deed for the purposes therein contained.

Witness my hand and seal this 9 day of August, 2022.

Notary Public
My Commission Expires: 7/2/2024

MICHELLE R. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 07-02-2024

# $3.00 E-RECORDING PAGE FEE

## CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 8-10-22.

Tracey Trumphour
Affiant
Date: 8-10-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 10 day of August, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY