WARRANTY DEED

Karen Johnson Davidson County
Batch# 908676 DEEDWARR
08/26/2022 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,176.60
20220826-0096593

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 3.3.2025

(AFFIX SEAL)

COUNTY OF DAVIDSON
TENNESSEE NOTARY PUBLIC
STATE OF
NONIE WHITE

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0483

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Xavier Graham Francois and Kalese Janell Davis	same	Map: 075120F07700CO
(NAME) 735 Tulip Grove Rd; Unit 211	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTEEN THOUSAND AND NO/100 DOLLARS ($318,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARCIA A. KIRCHNER, A SINGLE PERSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

XAVIER GRAHAM FRANCOIS, unmarried AND KALESE JANELL DAVIS, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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 77 a/k/a Unit No. 211 on the Plan of Tulip Cove Townhomes, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20050525-0059119, amended in Instrument No. 20080103-0000699 and Instrument No. 20120521-0043906, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marcia A. Kirchner, a single person, by deed from Travis C. Barnette and Vickie L. Barnette, of record in Instrument No. 20090702-0061720, dated June 30, 2009, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) Boundary Survey of record in Instrument No. 20050517-0055768, in the Register's Office for Davidson County, Tennessee; (3) Sanitary Sewer Easement of record in Book 4123, Page 640, in the Register's Office for Davidson County, Tennessee; (4) Easement to Comcast of Nashville I, LLC of record in Instrument No. 20160301-0019393, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Instrument No. 20050525-0059119, amended in Instrument No. 20080103-0000699 and Instrument No. 20120521-0043906, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 735 Tulip Grove Rd; Unit 211, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 ~~24th~~ 7th day of August, 2022.

Marcia A. Kirchner

Marcia A. Kirchner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marcia A. Kirchner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 4th day of August, 2022.

My Commission Expires:
3-6-2024

Notary Public

GINA E. MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Certificate of Authenticity

I, Holly A Mason, 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 8/24/22.

Affiant Signature

8/24/22
Date

State of TN
County of Davidson

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

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY