Karen Johnson Davidson County
Batch# 918284 DEEDWARR
09/19/2022 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,894.40
20220919-0104006

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $512,000.00.

Affiant

Subscribed and sworn to before me this 15th day of September, 2022.

Notary Public
My Commission Expires:

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

2022-448

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sarah McAlister	Same as new	
9362 Barco Road	owner	181-07-0A-074.00-CO
Brentwood, TN, 37027		

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, we

Braxton Smith Kinchen and Sloan Smith Kinchen, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Sarah McAlister, single woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Final Plat of Autumn View, Formerly Brinkley Subdivision, Phase One of record in Plat at Instrument No. 20171117-0118274, 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 Braxton Smith Kinchen and Sloan Smith Kinchen, husband and wife by Warranty Deed from NVR, Inc, a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20190122-0006144 Register's Office for Davidson County, Tennessee, dated January 18, 2019 and recorded on January 22, 2019.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **9362 Barco Road, Brentwood, TN 37027.**

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 15th day of September, 2022.

Braxton Smith Kinchen

Sloan Smith Kinchen

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 Braxton Smith Kinchen and Sloan Smith Kinchen, 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 at Nashville, Tennessee, this 15th day of September, 2022.

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Elizabeth Yerger, 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 **September 15, 2022**.

Affiant Signature

September 19, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

19th day of **September**, 20**22**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

