WARRANTY DEED

Karen Johnson Davidson County
Batch# 926856 DEEDWARR
10/07/2022 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20221007-0110519

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00

JKy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Elizabeth Kirby	New Owner	
(NAME)	(NAME)	
4516 A Granny White Pk.		131 12 0W 001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JOHN FRANKLIN FLOYD JR. & CAITLIN FLOYD, TRUSTEES UNDER THE JOHN FRANKLIN FLOYD, JR. AND CAITLIN FLOYD REVOCABLE TRUST DATED AUGUST 10,2017**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAUREN ELIZABETH KIRBY,** 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 Unit A of 4516 Granny White Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 4516 Granny White Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150911-0092458, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 4516 Granny White Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150911-0092458, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to John Franklin Floyd, Jr. and Caitlin Floyd, Trustees under the John Franklin Floyd, Jr. and Caitlin Floyd Revocable Trust dated August 10, 2017, by Quitclaim Deed from John Franklin Floyd, Jr. and Caitlin O'Connor Floyd, of record in Instrument No. 20191030-0111245, in the Register's Office of Davidson County, Tennessee, dated October 24, 2019 and recorded on October 30, 2019.

Being the same property conveyed to John Franklin Floyd, Jr. and Caitlin O'Connor Floyd, husband and wife, by Quitclaim Deed from John Franklin Floyd, Jr. and Caitlin Floyd, Trustees under the John Franklin Floyd, Jr. and Caitlin Floyd Revocable Trust dated August 10, 2017, of record in Instrument No. 20191030-0111243, in the Register's Office of Davidson County, Tennessee, dated October 24, 2019 and recorded on October 30, 2019.

Being the same property conveyed to John Franklin Floyd, Jr. and Caitlin Floyd, Trustees under the John Franklin Floyd, Jr. and Caitlin Floyd Revocable Trust dated August 10, 2017, by Quitclaim Deed from John F. Floyd, Jr. and Caitlin O. Floyd, husband and wife, of record in Instrument No. 20180626-0061208, in the Register's Office of Davidson County, Tennessee, dated June 18, 2018 and recorded on June 26, 2018.

Being the same property conveyed to John F. Floyd, Jr. and Caitlin O. Floyd, Husband and Wife, by Warranty Deed from Aubrey B. Harwell, Jr., Trustee, of record in Instrument No. 20180502-0041832, in the Register's Office of Davidson County, Tennessee, dated April 30, 2018 and recorded on May 02, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4516 A Granny White Pk., Nashville, TN 37204
(House Number) (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 my hand this 30th day of September, 2022

JOHN FRANKLIN FLOYD JR. & CAITLIN FLOYD

REVOCABLE TRUST U/A/D AUGUST 10,2017

BY: _____

JOHN FRANKLIN FLOYD, JR., TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, John Franklin Floyd, Jr. with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The John Franklin Floyd, Jr., and Caitlin Floyd Revocable Trust U/A/D August 10,2017, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 30th day of September, 2022.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

_____
Notary Public

Certificate of Authenticity

I, Kimberly Hollingshead, 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 Oct. 5, 2022

Kimberly Hollingshead, Esq.

Oct. 5, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5th day of Oct., 2022.

Notary Signature

My Commission Expires_____

