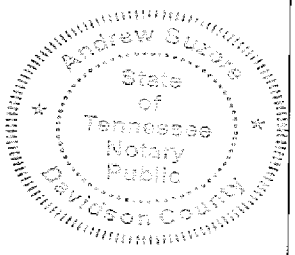
Karen Johnson Davidson County
Batch# 944339 DEEDWARR
11/23/2022 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $625.33
20221123-0124013



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $169,007.00.

Daniel Thompson
Affiant

Subscribed and sworn to before me, this 23rd day of November, 2022.

Notary Public

My commission expires: May 7, 2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Sonja D. Kimbrough and Terrance Christopher Kimbrough	Republic Bank & Trust Company	136-03-0A-095.00-CO
3880 Priest Lake Drive	601 W. Market Street	
Nashville, TN 37217-4641	Louisville, KY 40202	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Bruce K. Wood, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Sonja D. Kimbrough and Terrance Christopher Kimbrough, wife and husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Townhouse No. 11, Building 19, Phase I, Priest Lake Park Condominium Townhouses, as established under Master Deed of record in Book 4460, Page 79 revised in Book 4460, Page 88, in the Registers Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Bruce K. Wood, unmarried by Warranty deed from Lucian Barbu and Regina Barbu, husband and wife of record in Instrument No. 20170905-0091355 Register's Office for Davidson County, Tennessee.

This is improved property known as **3880 Priest Lake Drive, Nashville, TN 37217-4641.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 22nd day of November, 2022.

Bruce K. Wood

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Bruce K. Wood, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 22nd day of November, 2022.

Notary Public
My Commission Expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Lenders Title Company File No. 22-000832-524

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 11/22/2022 (date of document).

Affiant Signature

11/23/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23rd day of November, 2022.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

