Karen Johnson Davidson County
Batch# 945809 DEEDWARR
11/29/2022 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $3,648.20
20221129-0125245

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-11549-2022

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $986,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2022.

NOTARY PUBLIC

My commission expires: _____

BRANDEE GILLIAM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON COMM. EXPIRES APRIL 23, 2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bransford Maxwell and Lauren Kerr<br>1014 Graybar Lane<br>Nashville, TN 37204 | Same address as new owner | 118-09-0-106 |

FOR AND IN CONSIDERATION of the sum of NINE HUNDRED EIGHTY SIX THOUSAND AND 00/100 Dollars ($986,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHRISTOPHER ING AND HOLLY ING, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRANSFORD MAXWELL AND LAUREN KERR, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of Section One – Oriental Golf Club Subdivision, of record in Book 1424, page 10, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Holly Ing and Christopher Ing, wife and husband, from Scott Douglas Jacobs, unmarried, by Warranty Deed dated September 3, 2019 and recorded September 4, 2019 in Instrument #20190904-0089351, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved ___ improved property, known as: 1014 Graybar Lane, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 29th day of November, 2022

GRANTOR(S)

Christopher Ing

Holly Ing

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Christopher Ing and Holly Ing, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29 day of Nov, 2022.

Katherine Warren
Notary Public

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

Katherine Warren
Printed Notary Name

My commission expires: 3/22/26

# TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 11/29/22 (date of document).

Jennifer L. Pennell

11/29/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29 day of November 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

