Karen Johnson Davidson County
Batch# 951916 DEEDWARR
12/15/2022 11:55:30 AM 2 pgs
Fees: $13.00 Taxes: $895.49
20221215-0129982

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,025.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 8/3/26
(AFFIX SEAL)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2022-15556NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Joy S. Kimbrough	Joy S. Kimbrough	082-04-0-400.00
(NAME)	(NAME)	
3901 Drakes Branch Road	3901 Drakes Branch Road	
(ADDRESS)	(ADDRESS)	
Nashville TN 37218	Nashville TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Forty-Two Thousand Twenty-Five And No/100 Dollars ($242,025.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JOY S. KIMBROUGH, EXECUTOR OF THE ESTATE OF CAROLINE S. TILLERY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOY S. KIMBROUGH**, 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:

Being Lot No. 18 on the Map of W. A. Sharpe's Revised Plan of A. W. Hooker's Addition to East Nashville, as of record in Book 421, Page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 54 feet on the northerly side of Seymour Avenue and runs back between parallel lines, with the easterly margin of McFerrin Avenue and 155 feet to an alley.

Being the same property conveyed to Caroline S. Tillery by Warranty Deed dated 08/13/1964 from Thaddeus D. Knight and wife, Bettie Sue Knight, of record in Book 3805, Page 151, Register's Office fro Davidson County, Tennessee. The said Caroline Smith Tillery having since died Testate on February 21, 2022, Case No. 22P646, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, at Nashville. The Estate being insolvent and Court Order the property sold as part of the probate estate by Order dated November 18, 2022, giving the power to sale to Joy Kimbrough, Executor.

unimproved ☐
This is improved ☒ property, known as 935 Seymour Avenue, Nashville, TN 37206
(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 successors 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 14 day of December 2022.

The Estate of Caroline S. Tillery

BY: Joy S. Kimbrough
Joy S. Kimbrough
Executor

STATE OF TENNESSEE
COUNTY OF Williamson

On this 14 day of December 2022, before me personally appeared **Joy S. Kimbrough,** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 14 day of December 2022.

Commission Expires: 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

I, Andy Maloney, 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 12/14/2022 (date of document).

Affiant Signature
Date 12/14/2022

State of TN
County of Williamson

Sworn to and subscribed before me this 14 day of December 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8/3/26

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY