Karen Johnson Davidson County
Batch# 964004 DEEDWARR
01/24/2023 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20230124-0005424

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $735,000.00

Affiant

Subscribed and sworn to before me, this 18th day of January, 2023.

Notary Public
My commission expires:
6/23/25

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kristen Drewry Perelmutter	**Flagstar Bank, FSB**	**104140Q00100CO**
2800 Marlin Ave	**5151 Corporate Drive**	
Nashville, TN 37215	**Troy, MI 48098**	

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 ACKNOWLEDGE, WE,

Kristopher Quinn Kirby and Katherine Nisbet Kirby, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kristen Drewry Perelmutter, unmarried

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, on the Declaration of Covenants, Conditions, and Restrictions for Homes at 2800 Marlin Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument no. 20170213-0014576, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Kristopher Quinn Kirby and Katherine Nisbet Kirby, husband and wife, by Warranty Deed from 2800 Marlin, LLC, a Tennessee corporation, dated April 16, 2018, of record in Instrument No. 20180420-0037285, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2800 Marlin Ave, Nashville, TN 37215.

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 in 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.

_____ Date: 1/6/23
Kristopher Quinn Kirby

_____ Date: 1/6/23
Katherine Nisbet Kirby

STATE OF Washington

COUNTY OF King

Personally appeared before me, a Notary Public of said County and State, Kristopher Quinn Kirby and Katherine Nisbet Kirby, the within named Grantor(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.

Witness my hand, at office, this 6 day of January, 2023.

_____
NOTARY PUBLIC

DORINDA L BUCKLES
Notary Public
State of Washington
Commission # 21012911
My Comm. Expires Apr 22, 2025

My Commission Expires: 4.22.25

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 1/6/23 (date of document).

Jennifer Russell
Affiant Signature

1/24/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24th day of January, 2023

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

