Karen Johnson Davidson County
Batch# 976923 DEEDWARR
03/03/2023 02:22:37 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230303-0015433

THIS DOCUMENT PREPARED BY: **Brian Shelton** Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240 Nashville, TN 37215	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Barbara Jo Kimmins, Trustee of the Barbara Jo Kimmins Revocable Trust dated February 28, 2023 4202 Hood Avenue Nashville, TN 37215	SAME	131 02 0 195.00

WARRANTY DEED

KNOW ALL PERSONS by these presents that BARBARA J. KIMMINS (the "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring the entire interest in the subject parcels of real property, hereby transfers and conveys unto, BARBARA JO KIMMINS, TRUSTEE OF THE BARBARA JO KIMMINS REVOCABLE TRUST DATED February 28, 2023, all right, title and interest of the Grantor in and to certain tracts or parcels of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This conveyance is subject to the matters set forth on Exhibit A, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as they may be amended and supplemented), easements, utility easements, or right of ways for public utilities that appear in the appropriate public record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property and has a good right to convey it; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record. Grantor and Grantee acknowledge that this Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

WITNESS our hands on 28th day of February, 2023.

Barbara J. Kimmins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA J. KIMMINS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on 28th day of February, 2023.

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 1/11/2026

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being pars of Lots 1, 2 and 23 of Block No. 6 on the Plan of Overton Hills, as of record in Book 843, page 66, Register's Office for said County, and being further described as follows:

> Beginning on the easterly margin of Hood Avenue, at a point 335 feet north of the northerly margin of Castleman Drive, said point being the northwest corner of the property conveyed to Chester D. Rippy and wife, by deed from The National Realty Company, Inc., as of record in Book 1003, page 357, said Register's Office; thence with said Rippy's northerly line, south 75°30' east 204.7 feet to said Rippy's northeast corner continuing in the same direction 40 feet, in all 244.7 feet to the common corner of Lots 2, 3, 20 and 21; thence with the line between Lots 2 and 3 north 2°30' east 100 feet; thence westwardly 232.5 feet to the easterly margin of Hood Avenue; thence with said Avenue, southwardly 100 feet to the beginning.

Being the same property conveyed to Barbara J. Kimmins by deed of record in Book 10977, Page 133, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements, and all other matters of record in the Register's Office for Davidson County, Tennessee.

This Improved property is known as 4202 Hood Avenue, Nashville, TN 37215.