Karen Johnson Davidson County
Batch# 977955 DEEDWARR
03/07/2023 11:29:44 AM 2 pgs
Fees: $13.00 Taxes: $1,513.30

20230307-0016324

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $409,000.00. Affiant Subscribed and sworn to before me, this 6th day of March, 2023. Notary Public My commission expires:

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

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

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jennifer Kerfoot		**072-10-0-210.00**
2613 Neldia Court	NEW OWNER	
Nashville, TN 37206		

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, we,

Grace Bailey, unmarried and Jennifer Adkins, married, as joint tenants

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

Jennifer Lynn Kerfoot, unmarried

(hereinafter called the "Grantee"), her 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 Lot No. 12, on the Map of Neldia Heights Subdivision, as of record in Book 2663, page 74, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 54 feet on the easterly side of Neldia Court and runs back 90.2 feet on the Northerly line and 121.4 feet on the Southerly line to a dead line measuring 62.5 feet thereon.

Being the same property conveyed to Grace Bailey, unmarried and Jennifer Adkins, married by Warranty deed from CDH Properties, LLC, a Tennessee limited liability company and Mainsale, LLC, a Tennessee limited liability company of record in Instrument No. 20210512-0064031 Register's Office for Davidson County, Tennessee.

Being improved property known as **2613 Neldia Court, Nashville, TN 37206.**

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 the current year, which have been prorated between the parties herein and assumed by the Grantee.
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 3 day of March, 2023.

Grace Bailey

Jennifer Adkins

STATE OF ARKANSAS
COUNTY OF Pulaski

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

Witness my hand and official seal this 3 day of March, 2023.

Notary Public
My Commission Expires: 3-28-27

DANIELLE E. SPARKS
COMM. EXP.
03-28-27
No. 12360754
PULASKI
COUNTY
NOTARY PUBLIC ARKANSAS

Lenders Title Company File No. 23-000944-524