Karen Johnson Davidson County
Batch# 989020 DEEDWARR
04/05/2023 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20230405-0024960

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Subscribed and sworn to before me this 28th day of March, 2023.

Notary Public
My Commission Expires: 07-06-26

2023-98

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nicholas .. Jordan	United Wholesale Mtg.	
810 Bellevue Road, #213	PO Box 11733	142-06-0B-213.00-CO
Nashville, TN, 37221	Newark, NJ 07101	

WARRANTY DEED

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 acknowledged, we

William M. Kimball, married,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Nicholas Jordan, a single man as sole owner,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A condominium parcel known as Building No. 32, Unit 213 and Garage No. 1 on the Plan of Peppertree-Creekside, Meadows Condominiums, a condominium according to the Horizontal Property Act of the Tennessee Code Annotated as established in the Master Deed of record in Book 4834, Page 257, amended in Book 4984, Page 174, Book 5045, page 800, Book 5086, Page 80, Book 5259, page 5, Book 6535, page 723, Book 6874, page 354 and Book 7610, Page 973, establishing a Horizontal Property Regime of record in Plat Book 4675, Pages 128-130, together with all amendments thereto in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William M. Kimball by Warranty Deed from Jyoti P. Pandit, Trustee of the JP Living Revocable Trust Agreement U/A/D July 14, 2020 of record in Instrument No. 20220104-0001057, Register's Office for Davidson, Tennessee, dated December 30, 2021 and recorded on January 4, 2022.

Erica Lynn Spinner Kimball, spouse of William M. Kimball, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **810 Bellevue Road, #213, Nashville, TN 37221.**

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 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.

Witness our hands this 28th day of March, 2023.

William M. Kimball 3-28-2023

Erica Lynn Spinner Kimball 3-28-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William M. Kimball and Erica Lynn Spinner Kimball, 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 and official seal at Nashville, Tennessee, this 28th day of March, 2023.

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026



True Copy Certification

I, **Pam Autry,** 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 this the 28th day of March, 2023.

Affiant Signature
Date 03/28/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2025

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON