THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $720,000.00 Margaret Southall Affiant Subscribed and sworn to before me, this 6 day of April, 2023. S Denise Woods Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 989582 DEEDWARR
04/06/2023 02.26 18 PM 2 pgs
Fees $13 00 Taxes $2,664 00
20230406-0025340

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Rebecca K. Kimble Trust 1286 Quattlefield Ln Fernandina Beach, FL 32034	First Horizon Bank 165 Madison Ave Memphis, TN 38103	Tax Parcel ID No. 072-10-2O-002.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY COLLINS BACON AND LARRY ALAN BACON, WIFE AND HUSBAND** (collectively "Grantors"), has this day bargained and sold, and does hereby transfer and convey to **REBECCA K. KIMBLE TRUST CREATED UNDER CLARA J. BUSH LIIVING TRUST DATE APRIL 26, 2016,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 1303 Litton Avenue, as established by Declaration of Covenants, Conditions and Restrictions of Homes at 1303 Litton Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190924-0096873, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of Homes at 1303 Litton Avenue shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20190924-0096873, Registers Office for Davidson County, Tennessee for a more complete Identification and description of said Unit.

Being a portion of the same property conveyed to Michael Payne and Michele Corlew, tenants in common with rights of survivorship by Warranty deed from Marguerite Pride Southall of record in Instrument No. 20190508-0042950 Register's Office for Davidson County, Tennessee, dated May 07, 2019 and recorded on May 08, 2019.

Being a portion of the same property conveyed to M7 Properties by Quitclaim deed from Michael Payne and Michele Corlew of record in Instrument No. 20191007-0102602 Register's Office for Davidson County, Tennessee, dated October 03, 2019 and recorded on October 07, 2019.

Being the same property conveyed to Bradley Bacon and Larry Bacon, as joint tenants with right of survivorship, by Warranty deed from M7 Properties, a Tennessee Partnership of record in Instrument No. 20200827-0097228, Register's Office for Davidson County, Tennessee, dated August 24, 2020 and recorded on August 27, 2020.

Bradley Bacon having deceased on October 17, 2022, vesting Larry Bacon as surviving tenant.

tenant.

Being the same property conveyed to Mary Collins Bacon by Deed Creating Tenancy by the Entireties from Larry Bacon a/k/a Larry Alan Bacon of record in Instrument No. 20221110-0120438, Register's Office for Davidson County, Tennessee, dated November 09, 2022 and recorded on November 10, 2022.

This is an improved property commonly known as: 1303 B Litton Avenue Nashville, TN 37216

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of April, 2023.

Mary Collins Bacon
MARY COLLINS BACON

Larry Alan Bacon
LARRY ALAN BACON

STATE OF TN)
)
COUNTY OF Sullivan)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY COLLINS BACON AND LARRY ALAN BACON** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4th day of April, 2023

JOSEPH VANCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF GREENE

Joseph Vance
Notary Public

My Commission Expires: 02/28/2026