Karen Johnson Davidson County
Batch# 990808 DEEDWARR
04/12/2023 09 43 44 AM 4 pgs
Fees. $23 00 Taxes $1,738 63
20230412-0026713

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane, Suite #115
Franklin, TN 37067
File Number· 7-1050-TC

STATE OF TENNESSEE
COUNTY OF DAVISON

The actual consideration or value, whichever is greater, for this transfer is $469,900.00.

Affiant

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 11th day of April, 2023

Notary Public
My Commission Expires: 6-17-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sarah Arden Brewer 624 Hogan Road Nashville, TN 37220	New Owner	146 11 0 087 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Elizabeth Fisher, Executor of Estate of Kourtney Margaret Kinzer, Mark William Kinzer and John Richard Kinzer**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sarah Arden Brewer, unmarried**, hereinafter called the Grantees, her 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 Lot number 36 on the plan of Crieve Hall Estates, Section One Revised, as of record in Book 1835, pages 122, 123 & 124, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Kourtney M. Kinzer, by Warranty Deed from Melody J. Hagy Groomes and husband, Thomas Edward Groomes, dated September 07, 2001 and recorded on September 11, 2001 as Instrument No. 20010911-0098475, Register's Office for Davidson County, Tennessee. The said Kourtney M. Kinzer died on November 17, 2022, devising subject property to Mark William Kinzer and John Richard Kinzer. See Probate Case 23P147, in the Seventh Circuit Court for Davidson County, Tennessee.

This is improved property located at· **624 Hogan Road, Nashville, TN 37220**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions, and 6) other matters of public record.

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 Whenever 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, Grantor has executed this instrument on this 11th day of April, 2023

GRANTOR

Estate of Kourtney Margaret Kinzer

By. Elizabeth Fisher, Executor
Elizabeth Fisher, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, Elizabeth Fisher, Executor of Estate of Kourtney Margaret Kinzer with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence and who acknowledged that she is the Executor of Estate of Kourtney Margaret Kinzer, and that as such Executor, she has the authority to sign on behalf of said Estate, and did execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of April, 2023

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

[signatures continue on following pages]

GRANTOR:

Mark William Kinzer

STATE OF GEORGIA
COUNTY OF DeKalb

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mark William Kinzer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7 day of April, 2023

CHUNDRA RAMBERT NOTARY PUBLIC GEORGIA NEWTON COUNTY My Comm Expires August 31, 2026

Notary Public
My commission expires: 08/31/2026

[signatures continue on following page]

GRANTOR:

John Richard Kinzer

STATE OF TEXAS
COUNTY OF Dallas

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Richard Kinzer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 10th day of April, 2023

ANDREW KALIK
Notary ID #128845017
My Commission Expires
January 9, 2024

Notary Public
My commission expires 1/9/24