Karen Johnson Davidson County
Batch# 992389 DEEDWARR
04/14/2023 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,886.00
20230414-0027625

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th day of April, 2023.

(Affix Seal) Notary Public

My Commission Expires: 9/7/2026

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

2023-03-733

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Joy Kimbrough 1908 Adelicia Street Nashville, TN 37212	NEW OWNER 1908 Adelicia St Nashville TN 37212	Map/Parcel 092-16-0E-007.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ross E. Kerns and Deborah L. Kerns, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Joy Smith Kimbrough**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 106, of the Adelicia, A Condominium, a horizontal property regime established by the Master Deed of record in Instrument No. 20060222-0020964, as amended and restated by Instrument of record in Instrument No. 20071212-0143307, and further amended in Instrument No. 20090818-0077786, Register's Office for said County, (Collectively, the "Master Deed"), said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed. (Together with Parking Space Number(s) 253 and 254, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Ross E. Kerns and wife, Deborah L. Kerns and Amanda Kerns, joint tenants with right of survivorship by Warranty Deed from Elizabeth D. Krueger and Thomas C. Krueger, Trustees of the Elizabeth D. Krueger Living Trust, established by the Revocable Trust Agreement of Elizabeth D. Krueger, dated September 16, 2008 of record in Instrument No. 20110329-0024167 Register's Office for Davidson County, Tennessee, dated March 21, 2011 and recorded on March 29, 2011.

Being the same property conveyed to Ross E. Kerns and Deborah L. Kerns, husband and wife by Quitclaim Deed from Ross E Kerns and wife Deborah L. Kerns and Amanda Kerns of record in Instrument No. 20170804-0080122 Register's Office for Davidson County, Tennessee, dated July 28, 2017 and recorded on August 4, 2017.

This conveyance is subject to the following: Davidson County and the Nashville Metropolitan property taxes for the year 2023, and subsequent years, a lien not yet payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1908 Adelicia Street, Nashville, TN 37212 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and the GRANTORS, do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Effective the 5th day of April, 2023:

Ross E. Kerns

Deborah L. Kerns

STATE OF FLORIDA
COUNTY OF Walton

On this 5 day of April, 2023, before me personally appeared Ross E Kerns and Deborah L Kerns, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5 day of April, 2023.

Notary Signature
My commission expires: Oct 22, 2024

MICHAEL LEAHY
Notary Public - State of Florida
Commission # HH 55960
My Comm. Expires Oct 22, 2024
Bonded through National Notary Assn.

Certificate of Authenticity

I, Holly A. Mason, 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 April 11th, 2023.

Affiant Signature

4/11/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11th day of April, 2023.

Notary's Signature

(Notary Seal)

My Commission Expires: 11/3/2025

202304140027625