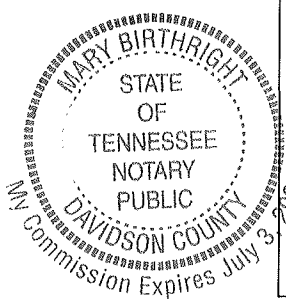
Karen Johnson Davidson County
Batch# 996294 DEEDWARR
04/26/2023 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $861.73
20230426-0030539



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $232,900.00.

William Braden Sanford
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24th day of April, 2023.

Mary Birthright
NOTARY PUBLIC

My commission expires:_____

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
William Braden Sanford	**FirstBank**	034 03 0B 404.00
(NAME)	(NAME)	
404 Churchill Crossing	**722 Columbia Avenue**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Franklin, TN 37064**	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Melinda Kemp Ruffin and Jacqueline J. Kemp, Executrix of the Estate of Donald L. Kemp,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **William Braden Sanford, single man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A 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. 404, together with the appurtenant interest in the common elements of Churchill Crossing Condominiums, a horizontal property regime established by Master Deed of record in Book 7792, page 915, as amended in Book 7804, page 616, Book 7845, page 540, Book 10635, page 110, Book 10996, page 199 (Fourth Amendment), and as Instrument No. 20050829-00103075, Register's Office for Davidson County, Tennessee, said Unit being depicted on the plan for Phase 4, Building 4 of Churchill Crossing attached as Exhibit "B" to the aforementioned Fourth Amendment to the Master Deed.

Being part of the same property conveyed to MELINDA KEMP RUFFIN AND DONALD L. KEMP, by deed from WILLIAM D. CASTLEMAN, TRUSTEE, WITH FILL POWER TO MORTGAGE SELL, TRANSFER AND CONVEY WITHOUT THE NECCESITY OF THE JOINDER OF ANY BENEFICIARIES, of record as Instrument No. 20080930-0098965, dated September 26, 2008, said Register's Office.

DONALD L. KEMP died testate on or about December 25, 2020. Pursuant to the terms of his will of record in Docket No. P-3496, in the Chancery/Probate Court for Cheatham County, Tennessee in Ashland City, his interest in said property is to be administered as part of the probate estate under JACQUELINE J. KEMP, EXECUTRIX OF THE ESTATE OF DONALD L. KEMP.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This property is __unimproved _X_improved property known as: 404 Churchill Crossing, Madison, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 24th day of April, 2023.

Melinda Kemp Ruffin

Melinda Kemp Ruffin

Estate of Donald L. Kemp

BY: Jacqueline J. Kemp, Executrix

Jacqueline J. Kemp, Executrix

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melinda Kemp Ruffin, the herein bargainor, 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, this the 24th day of April, 2023.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacqueline J. Kemp with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Executrix of the Estate of Donald L. Kemp, and in her capacity as such Executrix, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of April, 2023.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 4/24/2023 [DATE].

AFFIANT SIGNATURE

4/25/23
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 25th day of April, 2023.

Notary Signature
My Commission Expires: 3/3/2026
[SEAL]

