Karen Johnson Davidson County
Batch# 1010002 DEEDWARR
06/01/2023 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20230601-0041491

**This Instrument Prepared By:**
**KRIS OLIVER, Attorney**
**Advance Title of Murfreesboro, Inc.**
**1500 Medical Center Pky. #3A-9**
**Murfreesboro, Tennessee 37129**

**From Information Furnished by the Parties.**

**MAP/GROUP/PARCEL 11802010000**

**NAME & ADDRESS OF NEW OWNER:**
**W. Kirkwood Development Group**
959 Caldwell Lane
Nashville, TN 37204

**SEND TAX BILLS TO:**
New Owner

## WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **MARTHA B. DERRICK, UNMARRIED,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **W. Kirkwood Development Group, a Tn General Partnership,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 8, on the Plan of First Subdivision of the W.T. Berry Estate, as shown by plat appearing of record in Book 974, page 66, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to James W. Derrick and wife, Martha B. Derrick, by Warranty Deed from Annie Parker, dated August 31, 1989, appearing of record in Book 7928, page 806, of the Register's Office of Davidson County, Tennessee. The said James W. Derrick having since died on February 22, 2016 leaving said property to his wife, Martha B. Derrick, as surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 2804 W Kirkwood Avenue, Nashville, TN, 37204.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2023 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

---------- [Space Below This Line For Recording Data] ----------

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 31 day of May, 2023

Martha Derrick

**Martha B. Derrick**

STATE OF TENNESSEE )
)
COUNTY OF RUTHERFORD )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Martha B. Derrick, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 31 day of May 2023.

NOTARY PUBLIC

BREANNA LAUX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 12-19-24

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $730,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 31 day of May, 2023.

NOTARY PUBLIC

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

My Commission Expires:

---------- [Space Below This Line For Recording Data] ----------

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 31 day of May, 2023

Ernest D. Bennett, III 5-31-2023

Ernest D. Bennett, III, Affiant Date

State of Tennessee )
County of Davidson )

Sworn to and subscribed before me this 31 day of May, 2023.

Commission Expires: _____

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024