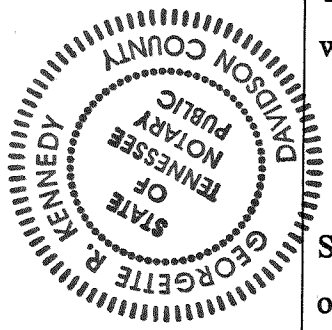
WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3424946

Return to:



Karen Johnson Davidson County
Batch# 1011603 DEEDWARR
06/06/2023 08:29:30 AM 4 pgs
Fees: $23.00 Taxes: $4,625.00
20230606-0042658

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value for this transfer, whichever is greater, is $1,250,000.00.

Affiant

Subscribed and sworn to me, this the 31st day of May, 2023.

Notary Public

My commission expires: 01-06-25

Property Address:
1909A Kimbark Drive
Nashville, TN 37215

Parcel ID:
131-02-2Z-001.00

Property owner:
Lynn D. Barber
1909-A Kimbark Drive
Nashville, TN 37215

Mail tax bills to:

NEW OWNER

THIS INDENTURE is made effective the 31st day of May, 2023, by **Leah D. Bachert-Hecathorn and Scott Allan Hecathorn, wife and husband,** First Parties, for the purpose of conveying the premises described herein to Lynn D. Barber, an unmarried woman, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, 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 1, as shown on the plan entitled Declaration of Covenants Conditions and Restriction for 1909 Kimbark Drive Cottages, of record at Instrument No. 20160727-0077306, as amended at Instrument No. 201704070034282, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Leah D. Bachert, a single woman, by Warranty Deed dated August 13, 2018 from Kristin M. Hess, an unmarried woman, recorded August 15, 2018 at Instrument No. 20180815-0080976, Register's Office for Davidson County, Tennessee.

Leah D. Bachert-Hecathorn is one and the same person and formally known as Leah D. Bachert.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, though, or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 1909 Kimbark Drive Cottages, of record at Instrument No. 20180815-0080976, and amended at Instrument No. 20170407-004282; Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 1130, Page 102; Charter for 1909 Kimbark Drive Cottages Owners Association, Inc. recorded at Instrument No. 20160727-0077305; Matters set forth on Mortgage Loan Inspection recorded in Book 11330, Page 74 and Easement for Telephone Lines recorded in Book 382, Page 531, Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 23 , which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Leah D. Bachert-Hecathorn

Scott Allan Hecathorn

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Leah D. Bachert-Hecathorn,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 18 day of February, 2023.

Cheryl Blay
NOTARY PUBLIC

My Commission Expires: September 02, 2024

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES SEPTEMBER 02, 2024

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Scott Allan Hecathorn,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 18 day of February, 2023.

Cheryl Blay
NOTARY PUBLIC

My Commission Expires: September 02, 2024

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES SEPTEMBER 02, 2024

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 June 5, 2023.

Affiant
Date: 6/5/2023

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 5th day of June, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY