Karen Johnson Davidson County
Batch# 1037747 DEEDWARR
08/14/2023 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20230814-0062849

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 8/3/26
(AFFIX SEAL)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2023-16114NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Joy S. Kimbrough	Joy S. Kimbrough	17200008200
(NAME)	(NAME)	
3901 Drakes Branch Road	3901 Drakes Branch Road	
(ADDRESS)	(ADDRESS)	
Nashville TN 37218	Nashville TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Five Thousand And No/100 Dollars ($305,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JOY S. KIMBROUGH, ADMINISTRATOR OF THE ESTATE OF RUBY SMITH,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOY S. KIMBROUGH,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lying in the 5th Civil District of said County, described according to a copy of a survey made by Stephen A. Draper, Surveyor, dated February 8, 1961, as follows:

BEGINNING at the northeast intersection of Nolensville Road and Jones Road; thence with the margin of Jones Road, North 86° 15' East 290 feet to a point; thence North 5° East 150 feet to a point; thence South 86° 15' West 290 feet to the east margin of Nolensville Road; thence with the margin of the same, South

5° East 150 feet to the point of beginning.

Being the same property conveyed to Thomas H. Smith and wife, Ruby Battle Smith by Warranty Deed Dated February 22, 1962 from Winfred E. Battle, Lonnie E. Battle, Wilbelwenia Battle Patterson and Lucy G.. Battle of record in Book 3343, Page 196, Register's Office for Davidson County, Tennessee. The said Thomas H. Smith having since died on December 8, 2015, leaving his interest to Ruby Battle Smith by right of survivorship. The said Ruby Battle Smith having since died on August 12, 2020, leaving her interest to Joy S. Kimbrough, Thomas H. Smith, III, and Emilie Carol Miller, Deviees of her Last Will and Testament of record in Case Number 20P1413, Seventh Circuit Court of Davidson County, Tennessee (Probate Division). The said real property was brought under the authority of the Executrix and the Executrix was given the authority to sign all closing documents including the vesting deed by Order of the Court dated July 25, 2023, by Judge C. David Briley, Case Number 20P1413, Seventh Circuit Court of Davidson County, Tennessee (Probate Division).

THE FOLLOWING PROPERTY IS INCLUDED BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE:

Beginning at the point of intersection of the north boundary of the FDS Nolensville, LLC property (State Project: 19028-2245-14. Tract 163) and the proposed east right of way of S.R. 11 (Nolensville Road); said point being 56.38 feet tight of S.R. 11 proposed centerline station 521+21.80; thence with said proposed east right of way as follows: (1) N 04° 24' 09" E 14.56 feet, (2) N 08° 26' 47" E 105.58 feet to a point, said point being 56.21 feet right of S.R. 11 proposed centerline station 522+43.46; thence with the proposed margin of the herein described permanent drainage easement as follows: (1) S 81° 31' 11" E 7.36 feet, (2) S 07° 27' 19" W 104.56 feet, (3) S 04° 29' 31" W 15.21 feet to a point, said point being 65.58 feet right of S.R. 11 proposed centerline station 521+22.00; thence with said north boundary N 84° 02' 28" W 9.19 feet to the point of beginning, containing 1005 square feet.

The above described property is hereby conveyed as a permanent easement for construction and maintenance of a drainage facility. The land described above, en which the drainage facility is to be constructed is to remain the property of the undersigned and may be used for any purpose desired, provided such use does not interfere with the use or maintenance of said facility.

The same property conveyed in Petition for Condemnation, Case No. 23C179, in Circuit Court for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 0 Nolensville Road, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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. 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.

Witness our hands this 11th day of August, 2023.

The Estate of Ruby Smith

BY: Joy S. Kimbrough, Administrator
Joy S. Kimbrough, Administrator

STATE OF TENNESSEE
COUNTY OF Williamson

On this 11th day of August 2023, before me personally appeared **Joy S. Kimbrough**, to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 11th day of August 2023.

Commission Expires: 8/3/26

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 8/11/2023 (date of document).

Affiant Signature
Date 8/11/2023

State of TN
County of Williamson

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

Notary's Signature
MY COMMISSION EXPIRES: 8/26/24

LAURA JANE SHOUN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

202308140062849