RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QLC-16193-2023

Karen Johnson Davidson County
Batch# 1038041 DEEDWARR
08/14/2023 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20230814-0063016

WARRANTY DEED

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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: 5-7-2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Talmage Wilkins 2616 River Meade Way Nashville, TN 37214	Same address as new owner	052-13-0B-351-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIVE THOUSAND AND 00/100 Dollars ($305,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JENNIFER L. KUHN, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TALMAGE WILKINS, A MARRIED MAN, AS SOLE AND SEPARATE PROPERTY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Condominium Plat, River Glen, Planned Unit Development, Phase 7, of record in Instrument #20040212-0016958, and part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, page 571, to which River Glen Phase 7 is submitted by Declaration of Submission of record in Instrument #20040713-0083147, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Perry M. Kuhn and Jennifer L. Kuhn, husband and wife, from Jennifer Lee, an unmarried woman, by Warranty Deed dated October 31, 2019 and recorded November 1, 2019 in Instrument #20191101-0112902, said Register's Office. The said Perry M. Kuhn having since died on June 20, 2023, thereby vesting title in Jennifer L. Kuhn, as surviving tenant by the entirety.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: 2616 River Meade Way, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 11th th day of August, 2023

GRANTOR(S)

Jennifer L. Kuhn

Jennifer L. Kuhn

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Jennifer L. Kuhn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 11th day of August, 2023.

Notary Public

LEE E. CRANFORD

Printed Notary Name

My commission expires: 11/6/2023

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-21334-RR

LEE E CRANFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 8/11/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 8/11/23

State of Tennessee

County of Davidson

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

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

