Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-BV-23-200

This instrument prepared by
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number 1-21469-AP

Karen Johnson Davidson County
Batch# 1044679 DEEDWARR
08/31/2023 10 32 51 AM 4 pgs
Fees $23 00 Taxes $2,756 50

20230831-0068252

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $745,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of August, 2023.

Notary Public
My Commission Expires

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alexandra Fetzer Tim Fetzer 200 Old Williamsburg Court Nashville, TN 37215	New Owner	131-07-0A-031-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, **James Burke Kinnaird and Katherine Anne Kirie Kinnaird**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Alexandra Fetzer and Tim Fetzer, wife and husband**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No 31, Phase II & III, Hillsborough Place, according to plat and survey of same appearing in Book 5200, page 42, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James Burke Kinnaird and Katherine Anne Kirie Kinnaird [each to receive a fifty-percent (50%) undivided interest as a tenant-in-common] by Executor's Quitclaim Deed from Ralph Burke Kinnaird, Executor of the Estate of Barbara Kirie Stewart, deceased, dated May 30, 2023, recorded June 1, 2023, of record in Instrument No. 20230601-0041466, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Barabara Kirie Stewart by Quitclaim Deed from Gary Allan Stewart, dated February 9, 2000, recorded February 24, 2000, of record in Instrument No. 20000224-0018305, said Register's Office The said Barbara Kirie Stewart having since died testate on April 2, 2023, property passing in accordance with the terms of the Last Will and Testament of Barbara Kirie Stewart, Seventh Circuit Court of Davidson County, Tennessee (Probate Division) Docket No 23P727, a certified copy of which is also of record in Instrument No 20230601-0041464, said Register's Office

This Instrument executed on behalf of James Burke Kinnaird ("Principal") by Ralph Buke Kinnaird pursuant to the Power of Attorney of record in Instrument Number 20230831-0068251, Register's Office for Davidson County, Tennessee.

This Instrument executed on behalf of Katherine Anne Kirie Kinnaird ("Principal") by Ralph Burke Kinnaird pursuant to the Power of Attorney of record in Instrument Number 20230831-0068250, Register's Office for Davidson County, Tennessee

*amended in Book 5530, Page 346 and Instrument No. 20150203-0010005

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **200 Old Williamsburg Court, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of August, 2023.

GRANTOR.

James Burke Kinnaird by Ralph Burke Kinnaird as Attorney-in-Fact
James Burke Kinnaird by Ralph Burke Kinnaird as Attorney-in-Fact

Katherine Anne Kirie Kinnaird by Ralph Burke Kinnaird as Attorney-in-Fact
Katherine Anne Kirie Kinnaird by Ralph Buke Kinnaird as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ralph Burke Kinnaird the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of James Burke Kinnaird("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 29th day of August, 2023.

Notary Public
My Commission expires. 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ralph Burke Kinnaird the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Katherine Anne Kirie Kinnaird ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal

WITNESS my hand and seal at office this 29th day of August, 2023.

Notary Public
My Commission expires. 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
TO Warranty Deed
From James Burke Kinnaird and Katherine Anne Kirie Kinnaird
To: Alexandra Fetzer and Tim Fetzer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1 That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument

3 Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Ralph Burke Kinnaird
Affiant

WITNESS my hand and seal at office this 29th day of August, 2023

Notary Public
My Commission Expires 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY