Karen Johnson Davidson County
Batch# 1052236 DEEDWARR
09/20/2023 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20230920-0073937

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1217

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy Kiernan and Jessica Nalbone, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Burchell, a single man, and Angie Camila Rivero Forero, a single woman, as joint tenants with rights of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 116 of Kemper Heights, Section 1, as of record in Book 2331, Pages 65 and 66, Register's Office for said County, said Lot No. 116 fronts 115.0 feet on the Northwesterly side of Westchester Drive and extends back 354.3 feet on the Northeasterly line and 401.0 feet on the Southwesterly line, to a line in the rear on which it measures 124.0 feet.

Being the same property conveyed to Timothy Kiernan and Jessica Nalbone, husband and wife by Warranty Deed from First Baptist Church of Nashville, dated December 29, 2022, recorded December 30, 2022, of record in Instrument Number 20221230-0133855, Register's Office Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1022 Westchester Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
James Leslie Burchell 1022 Westchester Drive Madison, TN 37115	COMMUNITY MORTGAGE LLC dba COMMUNITY ADVISORS 19045 E. VALLEY VIEW PKWY INDEPENDENCE, MO 64055	041-12-0-108.00

WITNESS THE EXECUTION HEREOF this 7th day of September, 2023.

Timothy Kiernan

Jessica Nalbone

State of Tennessee)
County of Davidson)

On this 7th day of September, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Timothy Kiernan and Jessica Nalbone, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 385,000.00.**

Affiant

Sworn and subscribed before me on this the 11TH day of September, 2023.

Notary Public

My Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 September 8, 2023 (date of document).

Affiant Signature

September 20, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 20th day of September, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023