Karen Johnson Davidson County
Batch# 1056308 DEEDWARR
10/02/2023 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20231002-0077419

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2023.

Notary Public
MY COMMISSION EXPIRES: 4-23-25
File No. G23-19640

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David Bosgraaf and Hannah Bosgraaf (NAME)	Freedom Mortgage Corporation (NAME)	073-11-0-014
2820 Donna Hill Drive (STREET ADDRESS)	401 Route 73 North 30 Lake Center Executive Park, Suite 110 (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Marlton, NJ 08053 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Elizabeth D. Kimbro, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Bosgraaf and Hannah Bosgraaf, husband and wife**, 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:

LAND in Davidson County, Tennessee, being Lot No. 414 on the Plan of Section II, SUNSET VIEW, of record in Book 2663, Page 52, Register's Office for Davidson County, Tennessee.

SAID Lot No. 414 fronts 168 feet on the southerly side of Donna Hill Drive and runs back 344.76 feet on the westerly line and 349.7 feet on the easterly line to a dead line in the rear, on which it measures 44.51 feet.

Being the same property conveyed to William H. Kimbro, Jr. and wife, Elizabeth D. Kimbro by Deed dated October 7, 1997, recorded October 10, 1997, in Book 10641, Page 927, in the Register's Office of Davidson County, Tennessee. The said William H. Kimbro, Jr. died June 10, 1998 leaving Elizabeth D. Kimbro as tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2820 Donna Hill Drive, Nashville, TN 37214.

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.

Witness my/our hand(s) this 2nd day of October, 2023.

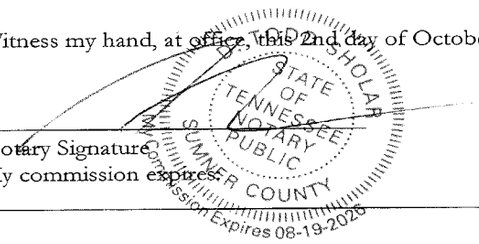
Elizabeth D. Kimbro

Elizabeth D. Kimbro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of October, 2023, before me personally appeared Elizabeth D. Kimbro, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of October, 2023.



Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 10-2-23 (date of document).

Affiant Signature

10.2.23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 2nd day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY