RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No QCBB-16653-2023

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1057745 DEEDWARR
10/04/2023 01 36 31 PM 2 pgs
Fees. $13 00 Taxes $1,850 00

20231004-0078168

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000 00

Pamela A. Kautz
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of ~~September~~ 2023

NOTARY PUBLIC

My commission expires _____

MATTHEW R. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

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
Pamela A. Kautz 2129 Gina Lane Hermitage, TN 37076	Regions Bank 2050 Parkway office circle Birmingham, AL 35244	086-04-0D-013-00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED THOUSAND AND 00/100 Dollars ($500,000.00) 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, **MARILYN MAGEE TALBERT, A WIDOW**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **PAMELA A. KAUTZ, UNMARRIED WOMAN**, 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:

Lying and being in Davidson County, Tennessee, and being Lot No. 13 on the Plan of Tulip Reserve Subdivision, A Residential Cluster-Lot Subdivision (RS-15), of record in Instrument No 20091211-0113296, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Melvin G. Talbert and wife, Marilyn Magee Talbert, by Warranty Deed from George Dunn General Contractor Inc., of record in Instrument No 20130104-0001383, in the Register's Office of Davidson County, Tennessee, dated December 31, 2012 and recorded on January 04, 2013. The said Melvin G Talbert died on Friday August 4, 2023, leaving Marilyn Magee Talbert as the 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 ___ improved property, known as: 2129 Gina Lane, Hermitage, TN 37076

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 28th day of September, 2023

GRANTOR(S)

Marilyn Magee Talbert

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Marilyn Magee Talbert, a widow, 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 28th day of September, 2023

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires 6-1-2025