Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Name and Address of New Owner:
Adley Kinsman
914 28th Avenue North, Nashville, TN 37208

Send Tax Bills To:
Same As New Owners

Karen Johnson Davidson County
Batch# 1063984 DEEDWARR
10/23/2023 01:55:30 PM 4 pgs
Fees: $23.00 Taxes: $2,627.00
20231023-0082887

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100, Franklin, TN 37067

Map & Parcel No: 092-06-0-131

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Virgil Financial, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Adley Kinsman, married,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 355, Block 22, on the Plan of Herrernan Place as shown on plat of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Erroneously omitted on the previous Deed: Less and except that portion conveyed to the State of Tennessee of record in Book 4099, Page 908, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Virgil Financial, LLC, its successors and/or assigns by Deed dated September 30, 2021 from Sandra Maryland Griffey, Jeffery Maryland, Shelia Hasting, and Deborah Donaldson and Vandolyn Smith and Glory Maryland and Jamal Maryland and Janine Maryland and John Maryland and Jennier Maryland, recorded October 22, 2021, in Instrument Number 20211022-0142204, in the Official Records of Davidson County, Tennessee.

BEING the same property conveyed to James Miller by Warranty Deed from Samuel Cain dated July 19, 1991 and filed of record in Book 8407, page 664, Register's Office for Davidson County, Tennessee. James Miller a/k/a James Ronnie Miller having died intestate on or about January 1, 2004 devising subject property to Sandra Maryland Griffey, Jeffery Maryland, Sheila Hasting, Deborah Donaldson, Dandolyn Smith, Glorya Maryland, Jamal Maryland, Janine Maryland, John Maryland and Jennifer Maryland as evidenced by Affidavit of Heirship of record in Instrument No. 2009112-0104547, said Register's Office.

Being also known as 914 28th Avenue North, Nashville, TN 37208

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of October, 2023.

Virgil Financial, LLC, a Tennessee Limited Liability Company

By: _____ (SEAL)
Virgil Donaldson, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of the state and county mentioned, personally appeared Virgil Donaldson, Sole Member of Virgil Financial, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Virgil Financial, LLC, the within named bargainor, a Limited Liability Company, and that such Virgil Donaldson, Sole Member of Virgil Financial, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal this 20th day of October, 2023.

_____
Notary Signature

My commission expires: 10/05/2027

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $710,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

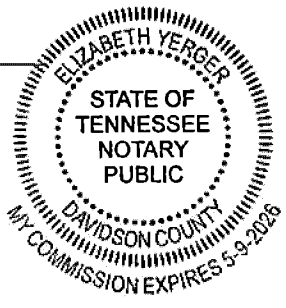
Damika Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Elizabeth Yerger

Notary Signature
My commission expires:



Certificate of Authenticity

I, Jamika Jones, 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 **October 20, 2023**.

Jamika Jones

Affiant Signature

October 23, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of October, 2023.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires