Karen Johnson Davidson County
Batch# 1067998 DEEDWARR
11/02/2023 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20231102-0085960

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $240,000.00.

Kelly Kirby
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st day of October, 2023.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires October 15, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kelly Kirby and Sam Mitchell	SAME AS NEW OWNER	087-01-0-029.00
(NAME)	(NAME)	
941B Gale Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		

Warranty Deed

For and in Consideration of the sum of $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 **Estate of Dorothy Buckner Bryant,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kelly Kirby and Sam Mitchell**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 112, as shown on the map entitled New Hope Meadows, Phase II, of record in Book 6900, page 724, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DOROTHY B. BRYANT, UNMARRIED, by deed from MATTHEW COCKERHAM AND WIFE, SARAH E. COCKERHAM, of record in Book 11567, page 992, dated July 8, 1999, said Register's Office.

DOROTHY B. BRYANT conveyed said property to DOROTHY B. BRYANT, TRUSTEE(S) RESPECTIVELY, AND HIS/HER/THEIR SUCCESSORS UNDER A REVOCABLE LIVING TRUST FOR THE BENEFIT OF DOROTHY B. BRYANT, UNDER THE TERMS OF THE DOROTHY BRYANT LANCASTER TRUST DATED 3-13-03, by Quitclaim Deed of record as Instrument No. 20030407-0045414, dated March 13, 2003, said Register's Office.

DOROTHY B. BRYANT, TRUSTEE OF THE DOROTHY BRYANT LANCASTER TRUST DATED MARCH 13, 2003, further conveyed said property to DOROTHY B. BRYANT, by Quitclaim Deed of record as Instrument No. 20181130-0117259, dated November 30, 2018, said Register's Office.

DOROTHY B. BRYANT, also known as DOROTHY BUCKNER BRYANT, died testate on or about November 5, 2022. Pursuant to the terms of her will of record in Docket No. 22P2392, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be administered as part of the probate estate by ELIZABETH L. MILLER, AS EXECUTRIX OF THE ESTATE OF DOROTHY BUCKNER BRYANT.

This property is __unimproved _X_improved property known as: 4532 Raccoon Trail, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 31st day of October, 2023.

Estate of Dorothy Buckner Bryant

BY: _____, Executrix
Elizabeth L. Miller, Executrix

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth L. Miller with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Executrix of Estate of Dorothy Buckner Bryant, and in her capacity as such Executrix, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of October, 2023.

_____
Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 10/31/23.

Date

Celia Stewart-Rouse

Affiant Signature

10/31/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 31st day of October, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY