Karen Johnson Davidson County
Batch# 1068504 DEEDWARR
11/03/2023 01:45:30 PM 4 pgs
Fees: $23.00 Taxes: $893.92
20231103-0086317

NAME AND ADDRESS OF NEW OWNERS:
Dillon Lovall
444 Bluewater Dr
Nashville, TN 37217

THIS INSTRUMENT PREPARED BY:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

SEND TAX BILLS TO:
New Owner

WARRANTY DEED
WITH EXECUTRIX'S QUITCLAIM

(173 09 0A 298.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **The Kuykendall Family Trust, dated March 31, 2005**, has bargained and sold and does hereby transfer and convey unto **Dillon Lovall,** his heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 273, on the Plan of Lenox Village, Phase Four, a Planned Unit Development, as of record in Instrument No. 20040806-0094784, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Tommy K. Kuykendall, an unmarried man by Quitclaim Deed filed for record on January 5, 2011 in Instrument Number 20110105-0001371, of the Register's Office of Davidson County, Tennessee. The said Tommy Kuykendall died testate on January 18, 2023, and pursuant to the Last Will and Testament of Tommy K. Kuykendall of record in the Circuit Court of Davidson County, Tennessee, Probate Division, the subject property was devised to The Kuykendall Family Trust, dated March 31, 2005.

This conveyance is 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 the said real estate together with all appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

We covenant with the said grantee that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2023 real property taxes which will be prorated at closing and payment to be made by Grantor.

We further covenant and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate unto the said grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

The undersigned, Valerie S. Kuykendall, as Executrix of the Estate of Tommy Keith Kuykendall, hereby quitclaims any and all interest of the estate in the herein described property to the said Grantees.

WITNESS OUR HANDS AND SIGNATURES on this the 30th day of October, 2023.

THE KUYKENDALL FAMILY TRUST, DATED MARCH 31, 2005

By: Valerie S Kuykendall
Valerie S. Kuykendall, Successor Trustee

Valerie S Kuykendall
Valerie S. Kuykendall, Executrix of the
Estate of Tommy Keith Kuykendall

Florida

State of ~~Tennessee~~

Broward

County of ~~Rutherford~~

Personally appeared before me, a notary public in and for the state and county aforementioned, Valerie S. Kuykendall, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Successor Trustee of The Kuykendall Family Trust, dated March 31, 2005 and that she as such Successor Trustee executed the foregoing instrument for the purposes therein contained.

ID Produced USA passport

Witness my hand and seal this 30th of October, 2023.

CHauncey Miller

Chauncey Miller

Notary Public

My Commission Expires: 05/16/2025

CHAUNCEY MILLER
Notary Public - State of Florida
Commission # HH 129765
Expires on May 16 2025

Notarized online using audio-video communication

Florida

STATE OF ~~TENNESSEE~~

Broward

CM

COUNTY OF ~~RUTHERFORD~~

CM

Personally appeared before me, a notary public in and for the state and county aforementioned, Valerie S. Kuykendall, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Executrix of the Estate of Tommy Keith Kuykendall and that she as such Executrix executed the foregoing instrument for the purposes therein contained.

ID Produced USA passport

Witness my hand at office this 30 day of October 2023.

Commission expires:

CHAUNCEY MILLER
Notary Public - State of Florida
Commission # HH 129765
Expires on May 16 2025

CHauncey Miller

Notary Public Chauncey Miller

Florida

STATE OF ~~TENNESSEE~~

Broward

CM

COUNTY OF ~~RUTHERFORD~~

Notarized online using audio-video communicat

CM

The actual consideration or value, whichever is greater, for this transfer is $241,600.00.

Valerie S Kuykendall

Affiant

ID Produced USA passport

Witness my hand at office this 30th day of October 2023.

Commission expires: 05/16/2025

ID Produced USA passport

CHauncey Miller

Notary Public Chauncey Miller

CHAUNCEY MILLER
Notary Public - State of Florida
Commission # HH 129765
Expires on May 16 2025

Notarized online using audio-video communicatic

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 10/30/23 (date of document).

Affiant Signature

11/3/23

Date

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3rd day of November 2023.

Notary Signature

My Commission Expires: 3-15-2025