WARRANTY DEED

Karen Johnson
Batch # 1081739
12/14/2023 10:13:41 AM
Fees: $13.00 Taxes: $1,154.40
20231214-0096462

Davidson County
DEEDWARR
2 pgs

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

#17062

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2023

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Viyan Aziz	Regions Bank d/b/a Regions Mortgage	14701022900
(NAME)	(NAME)	
637 Harding Place	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham Al 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Estate of Grady L Kimbrough,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Viyan Aziz, unmarried,** 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. 145 on the Plan of Caldwell Hall, Section 2, as of record in Book 2900, Page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Grady L Kimbrough and wife Connie D Kimbrough, on 10/9/1980 by deed of record in Book 5664 , Page 163 , Register's Office for Davidson County, Tennessee. The said Connie D Kimbrough having predeceased Grady L Kimbrough. The said Grady L. Kimbrough having since died intestate 3/26/2023. His Estate was probated in Davidson County Probate Count #23P1174. the Court ordered subject property to be sold by A. Michelle Poss, as Administrator to pay debts.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 637 Harding Place, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hands this 11th day of December, 2023.

The Estate of Grady L. Kimbrough

By: A Michelle Poss, Administrator

A Michelle Poss, Administrator

State of Tennessee
County of Davidson

On this the 11 day of December, 2023, before me, personally appeared A. Michelle Poss as Administrator of the Estate of Grady L Kimbrough, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and seal this 11th day of December, 2023.

William Altus Pryor

Notary Public
My Commission Expires: _____

File No.: 17062

