WARRANTY DEED

Karen Johnson Davidson County
Batch# 1082668 DEEDWARR
12/15/2023 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,909.20
20231215-0097039

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $516,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 12/08/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5.9.26

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4640

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Brigette Burnaby Thomas, Julie Crow Thomas, and Scott Douglas Thomas	**New Owner**	147-06-0-087.01
4809 Overcrest Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

James Edward Kimbrough, Sr. and wife, Margaret Almand Kimbrough

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brigette Burnaby Thomas, an unmarried woman, Julie Crow Thomas, a married woman, and Scott Douglas Thomas, a married man

HEREINAFTER CALLED THE GRANTEE(S), 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. 29 and the southerly 5 feet of Lot No. 28 on a proposed Section 3, of Battery Crest, not of record, being more particularly described as follows:

Beginning at a point in the westerly margin of Overcrest Drive at the northeast corner of Lot No. 30 in Battery Crest Subdivision, Section I, of record in Book 2900, page 91, Register's Office for Davidson County, Tennessee; thence with the northerly line of Lot No. 30, North 74° 32' West 281.48 feet to a point; thence North 04° 31' West 50.25 feet to a point; thence North 64° 45' East 43.92 feet to a point; thence with the dividing line between Lots Nos. 28 and 21 of Battery Crest, proposed Section 3, not of record, North 65° 50' East 7.63 feet to a point; thence South 74° 15' East 268.62 feet, more or less, to a point in the westerly margin of Overcrest Drive; thence with said margin 80.08 feet southwardly to the point of beginning.

Being the same property conveyed to James Edward Kimbrough, Sr. and wife, Margaret Almand Kimbrough by Warranty Deed from W. Wayne Hogan and wife, Dorothy M. Hogan of record in Book 5345, page 465, Register's Office for Davidson County, Tennessee, dated October 02, 1978 and recorded on October 03, 1978.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4809 Overcrest Drive Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on December 8, 2023}.

James Edward Kimbrough Sr. by Elizabeth J Barnes Attorney in fact
James Edward Kimbrough, Sr. by Elizabeth J. Barnes, his Attorney-In-Fact

Margaret Almand Kimbrough by Elizabeth J Barnes Attorney in fact
Margaret Almand Kimbrough by Elizabeth J. Barnes, her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Elizabeth J. Barnes** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of James Edward Kimbrough, Sr. and Margaret Almand Kimbrough for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for James Edward Kimbrough, Sr. and Margaret Almand Kimbrough and is authorized by James Edward Kimbrough, Sr. and Margaret Almand Kimbrough to execute this instrument on their behalf.

Witness my hand and official seal, this December 8, 2023.

Cheryl D. Bolander
Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2023-4640

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 12.8.23.

Affiant Signature

12.8.23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 8 day of December, 2023.

Notary Signature

My Commission Expires: 5.9.26

