This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22060-RR

Karen Johnson Davidson County
Batch# 1097708 DEEDWARR
02/05/2024 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,402.30
20240205-0007774

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $379,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2024.

Notary Public
My Commission Expires: 11/22/2025

TAHIRA J PYSZKA
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Donald S. Kerr Sarah A. Kerr 211 Cumberland Hills Drive Madison, TN 37115	Navy Federal Credit Union P.O. Box 3326 Merrifield, VA 22119	026 16 0 029.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Valena France, unmarried****, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Donald S. Kerr and Sarah A. Kerr, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a particular tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 61 on the Plan of Mansker Meadows, Section 3, as of record in Plat Book 2900, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Albert J. France and wife, Valena France, by Warranty Deed from Carol L. Sterling, Trustee of the Carol L. Sterling revocable Trust with full power to convey, sell, mortgage, lease or otherwise encumber without the joinder, of record in Instrument No. 20020909-0109169, in the Register's Office of Davidson County, Tennessee, dated August 30, 2002 and recorded on September 09, 2002.

**Albert J. France, having since died on April 03, 2019, leaves Valena France as the surviving tenant by the entirety.

This is an improved property located at: **211 Cumberland Hills Drive, Madison, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of January, 2024.

GRANTOR:

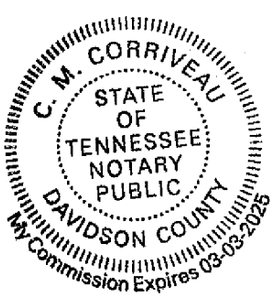
Valena France

Valena France

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Valena France, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of January, 2024.



Notary Public
My Commission expires: 3/3/2025

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TRUE COPY CERTIFICATION

I, Shannon O'Neill, 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 **01/31/2024** (date of document).

Shannon O'Neill

01/31/2024

Date

State of Tennessee
County of **Rutherord**

Sworn to and subscribed before me this **31** day of **Jan.**, 2024.

Notary's Signature

My Commission Expires: 11/22/2025

Notary's Seal

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD