RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTB-19865-24

Karen Johnson Davidson County
Batch# 1111857 DEEDWARR
03/18/2024 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20240318-0018277

WARRANTY DEED

JULIE COONE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2024

NOTARY PUBLIC

My commission expires: 6-7M-7M

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie Elden Kilgore, Jr. 1300 Dodson St Old Hickory, TN 3738	Modern Mortgage Lending 30070 Temecula Pkwy, 201 Temecula, CA 92592	053-03-0I-002-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SIXTY FIVE THOUSAND AND 00/100 Dollars ($365,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DEVAN MCCLISH AND BROOKE MORTIMER, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RONNIE ELDEN KILGORE JR, UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. "B" of the Cottages at Dodson & Debow, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Cottages at Dodson & Debow, a Horizontal Property Regime, of record in Instrument No. 20211015-0138892, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B", page 19 of 27, to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Devan McClish, an unmarried person and Brooke Mortimer, an unmarried person, as joint tenants from Jeffrey Kendig, married by Warranty Deed dated 11/29/2021 and recorded 12/2/2021 in Instrument No. 20211202-0159971, said Register's Office. Scrivenor's Affidavit of record in Instrument No. 20220912-0101581, recorded 10/5/2022, said Register's Office. Devan McClish and Brooke Mortimer has since married and she goes by Brooke Mortimer.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 1300 Dodson Street, Old Hickory, TN 37138.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 15th day of March, 2024.

GRANTOR(S)

Devan McClish

Brooke Mortimer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, **Devan McClish and Brooke Mortimer, husband and wife**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of March, 2024.

Notary Public

Julie Coone

Printed Notary Name

My commission expires: 6-24-27

JULIE COONE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Adde Dilworth, 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 **March 15, 2024**.

Date

Affiant Signature

March 15, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15** day of **March**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025