Karen Johnson
Batch # 1120244
04/08/2024 01:07:14 PM
Fees: $13.00 Taxes: $1,239.50

Davidson County
DEEDWARR
2 pgs

20240408-0024835

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $335,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 4th day of April, 2024.

NOTARY PUBLIC

My commission expires:

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 6/6/2025 DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY ~~& RETURN TO:~~
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BR-24-4904

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
John Killpack and Jacklyn Killpack	Legacy Home Loans dba Steadfast Mortgage	165-14-127
(NAME)	(NAME)	
4904 Peppertree Drive	2 Cadillac Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Tara L. McKinney, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **John Killpack and Jacklyn Killpack, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 283 on the Final Plat of Section 13, Peppertree Forest, as of record in Plat Book 8250, Page 119, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Philip R. Smith and Tara L. McKinney, as joint tenants with rights of survivorship, by Quitclaim Deed from Philip R. Smith, of record in Instrument No. 20111012-0079152 dated October 12, 2011, said Register's Office.

The said Philip R. Smith having since died on or about April 4, 2021, leaving Tara L. McKinney the surviving tenant by the entirety.

This property is __unimproved _X_improved property known as: 4904 Peppertree Drive, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 4th day of April, 2024.

Tara L. McKinney

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tara L. McKinney, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of April, 2024.

Notary Public
My Commission Expires:

