This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22396-RR

Karen Johnson Davidson County
Batch# 1121530 DEEDWARR
04/10/2024 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20240410-0025580

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of April, 2024.

Notary Public
My Commission Expires: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Zach Thomas Walton 3200 Crowe Drive Nashville, TN 37218	The new owner	080-12-0-012.00

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Leroy Kimber and wife, Mary Ruth Kimber,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Zach Thomas Walton, a single man**, hereinafter called the Grantee(s), his/her/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. 257 on the Plan of Section One, Bordeaux Gardens, record Book 3300, Page 91, Register's Office for said County.

Said Lot No, 257, which is a corner lot, fronts 90.13 feet on the northerly margin of Snell Boulevard and fronts 74.29 feet on the easterly margin of Crowe Drive, said frontages being jointed by a curve having a length of 42.03 feet, and extends back 91.78 feet on the northerly line and 94.95 feet on the easterly line to a point of intersection.

Being the same property conveyed to Leroy Kimber and wife, Mary Ruth Kimber by Warranty Deed from Herbert L. Diggs and wife, Amanya H. Diggs of record in Book 6917, page 649, Register's Office for Davidson County, Tennessee, dated July 11, 1986 and recorded on July 15, 1986.

This is improved property located at: **3200 Crowe Drive, Nashville, TN 37218**

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.

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 9th day of April, 2024.

GRANTOR:

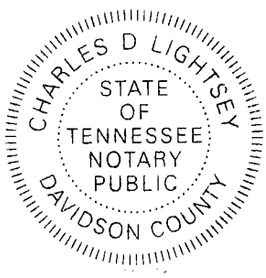
Leroy Kimber

Mary Ruth Kimber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and seal at office this 9th day of April, 2024.



Notary Public
My Commission expires: 3/3/26

Tennessee Certification of Electronic Document

I, Emma Howard, 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 4/9/24 (date of document).

Emma Howard
Affiant Signature

4/9/24
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 9 day of April, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL