WARRANTY DEED

Karen Johnson Davidson County
Batch # 1123679 DEEDWARR
04/16/2024 02:06:04 PM 2 pgs
Fees: $13.00 Taxes: $4,255.00

20240416-0027161

File #24-TC-0103-PARK

(SEAL)
MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF April, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Melissa Dione Schmidt Laffer		
(NAME)	(NAME)	**130 08 0E 014.00**
103 Wellington Park Court	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

KEVIN KIMBROUGH AND LISA KIMBROUGH, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MELISSA DIONE SCHMIDT LAFFER,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 14 on the Plan of "REVISED" RESIDENTIAL PLANNED UNIT DEVELOPMENT, WELLINGTON PARK, of record in Plat Book 6200, Page 409, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kevin Kimbrough and Lisa Kimbrough, Husband and Wife, by Warranty Deed from Michael A. Gold and Wife, Karen P. Gold, of record in Instrument No. 20121030-0099524, in the Register's Office of Davidson County, Tennessee, dated October 18, 2012, and recorded on October 30, 2012.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of "REVISED" RESIDENTIAL PLANNED UNIT DEVELOPMENT, WELLINGTON PARK, as recorded in Plat Book 6200, Page(s) 328 as revised in Plat Book 6200, Page 409.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 6691, Page 695 as amended and restated in Instrument No. 20140320-0022868.
* Easement for Sanitary Sewer, recorded in Book 7358, Page 618.
* Easement for Water Main, recorded in Book 7358, Page 627.
* Easement for Limited Access, recorded in Book 7390, Page 742.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **103 Wellington Park Court, Nashville, TN 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the ~~15th~~ 12th day of April, 2024.

Kevin Kimbrough

Lisa Kimbrough

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~15th~~ 12th day of April, 2024, before me personally appeared Kevin Kimbrough, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of April, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~15th~~ 12th day of April, 2024, before me personally appeared Lisa Kimbrough, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of April, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024