Karen Johnson Davidson County
Batch# 1132734 DEEDWARR
05/08/2024 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20240508-0034038

	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $925,000.00. Michelle Kendig Affiant Subscribed and sworn to before me, this 8th day of May, 2024. Patricia L Hurtt Notary Public My commission expires:
(Notary Stamp)	PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 03-15-2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
David S. and Wendy A. Bolland Living Trust	David S. and Wendy A. Bolland Living Trust	117-04-0S-002.00-CO
1522B Kirkwood Ave	1522B Kirkwood Ave	
Nashville, TN 37212	Nashville, TN 37212	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

David Ward Branson and Abigail Branson, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

David S. and Wendy A. Bolland Living Trust

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being a certain private element unit situated in Davidson County, Tennessee, and further known as Unit B on the plan of 1522 Kirkwood Avenue Townhomes, created under Title 66, Section 27-103 (b), et seq., as amended, Tennessee Code Annotated, and as shown on exhibit of the Declaration of Covenants, Conditions, and Restrictions for 1522 Kirkwood Avenue Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20140320-0023033, and as amended in First Amendment to the Declaration of Covenants, Conditions, and Restrictions for 1522 Kirkwood Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160322-0027026, Register's Office for Davidson County, Tennessee, including without limitation; those By-Laws appended thereto; together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the plan of 1522 Kirkwood Avenue Townhomes shown as exhibit to the aforementioned Declaration for a more complete identification and placement of said Unit.

Being the same property conveyed to David Ward Branson by Warranty deed from Dileep Sachan of record in Instrument No. 20160805-0081678 Register's Office for Davidson County, Tennessee, dated July 29, 2016 and recorded on August 5, 2016.

This is improved property known as **1522B Kirkwood Ave, Nashville, TN 37212.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 8th day of May, 2024.

David Ward Branson

Abigail Branson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, David Ward Branson and Abigail Branson, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 8th day of May, 2024.

Notary Public
My Commission Expires: _____

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-21-2027

LTC File No. 24-001907-525

Tennessee Certification of Electronic Document

I, Michelle W Kendig, 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 5/8/24 (date of document).

Michelle W Kendig
Affiant Signature

5/8/24
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 8th day of May, 2024.

Rebecca A. Dobson
Notary's Signature

MY COMMISSION EXPIRES: 6/15/24

NOTARY'S SEAL

