WARRANTY DEED

Karen Johnson Davidson County
Batch# 1153024 DEEDWARR
07/01/2024 12:05:30 PM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20240701-0049361

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-9-2026
(AFFIX SEAL)

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Kris Oliver, Attorney, Advance Title of Murfreesboro, Inc., 1500 Medical Center Pkwy #3A-9, Murfreesboro, TN 37129

File No.: 2024-80301

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Joseph Kurrasch	IServe Residential Lending, LLC	
(NAME)	(NAME)	
2616 Nashboro Blvd	10815 Rancho Bernardo Rd, #230	135 12 0E 300.00
(ADDRESS)	(ADDRESS)	
Nashville TN 37217	San Diego, CA, 92127	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Forty-Five Thousand And No/100 Dollars ($345,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GINGER KIRCHMYER N/K/A GINGER M. UNDERHILL, A MARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH KURRASCH, A SINGLE MAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being Unit No. 300, on the plan of NASHBORO VILLAGE AT FAIRWAY POINTE, TRACT 21, PHASE II, as the same appears of record in Plat Book 4660, Page 159 and as shown on amendment to restrictions

recorded at Instrument No. 20050222-0018814, in the Register's Office of Davidson County, Tennessee to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Ginger Kirchmyer, a single woman, by Warranty Deed from Eddie McKinnie, unmarried, and Chad Holder, unmarried, of record in Instrument No. 20160630-0067101, in the Register's Office of Davidson County, Tennessee, dated June 24, 2016 and recorded on June 30, 2016.Ginger Kirchmyer is now known as Ginger M. Underhill, a married woman, however, this property is not now, nor has it ever been a primary marital residence for her or her any spouse.

unimproved ☐
This is improved ☒ property, known as 2616 Nashboro Blvd, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 28 day of June, 2024.

Ginger Kirchkyer N/K/A Ginger M. Underhill NKA Ginger M. Underhill

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 28 day of June, 20 24, before me personally appeared Ginger Kirchmyer N/K/A Ginger M. Underhill, 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 (or person's) free act and deed.

Notary Public

BREANNA LAUX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

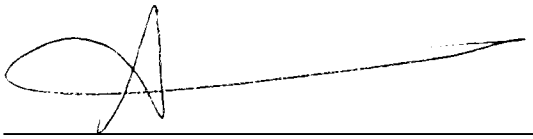
Printed Name: Breanna Laux

Serial Number, if any: _____

My Commission Expires: 12-19-26

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **June 28, 2024**.



Affiant Signature — **07/01/2024** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **July 1, 2024**.

Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal