This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22980-DJ

Karen Johnson Davidson County
Batch# 1161173 DEEDWARR
07/24/2024 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20240724-0055743

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $650,000.00

Affiant

Subscribed and sworn to before me, this the 22nd day of July, 2024.

Notary Public
My Commission Expires:

GREGG W. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Joshua Kimbrough and<br>Cynthia Kimbrough<br>420 Red Sunset Court<br>Brentwood TN 37013 | Capital City Homes Loans<br>50 Chastain Center Blvd<br>Kennesaw GA 30144-6904 | 181-06-0B-019-00 |

# 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, we, **Aaron Kyle Kinslow and wife, Madeline Shipe Kinslow**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Joshua Kimbrough and Cynthia Shea Kimbrough, husband and wife**, hereinafter called the Grantee(s), 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 all of Lot No. 19, Major Subdivision, Final Plat, Phases 5 & 6, The Heights at Autumn Oaks, according to survey and plat of same appearing of record in Instrument No. 20200429-0044960, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Aaron Kyle Kinslow and wife, Madeline Shipe Kinslow by Quitclaim Deed (straw man) from Jennifer D. Stacey, Trustee, dated January 28, 2021, recorded February 1, 2021, of record in Instrument No. 20210201-0014009, Register's Office for Davidson County, Tennessee. Madeline Shipe Kinslow and Madeline E. Shipe are one and the same.

This is ☒ improved or ☐ unimproved property located at: **420 Red Sunset Court, Brentwood, TN 37013**

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 18th day of July, 2024.

GRANTOR:

Aaron Kyle Kinslow

Madeline Shipe Kinslow

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Aaron Kyle Kinslow and Madeline Shipe Kinslow, 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 18th day of July, 2024.

L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission expires: 11/06/2024

Certificate of Authenticity

I, Celia Stewart Rouse, 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 7/22/24.

Date

Celia Stewart Rouse

Affiant Signature

7/22/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 22nd day of July, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY