Karen Johnson
Batch # 1166776
08/05/2024 03:01:53 PM
Fees: $13.00 Taxes: $1,885.15
Davidson County
DEEDWARR
2 pgs
20240805-0059622

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, Suite #130
Hendersonville, TN 37075
File Number: 9-3841-TM

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM 24-3317

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $509,500.00.

Affiant

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Subscribed and sworn to before me, this the 2nd day of August, 2024.

Notary Public
My Commission Expires: 05/08/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Star Stehpanie-Dione Kimbrow 3317 Marcus Drive Nashville, TN 37211	Pinnacle Bank 150 3rd Ave S. #1000 Nashville, TN 37201	133 03 0 171.00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Andrea S. Farmer, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Star Kimbrow, an unmarried woman**, hereinafter called the Grantee, her 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. 149 on the Plan of GLENCOE ACRES, SECTION II, of record in Book 1835, Pages 136, 137 and 138, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 149 fronts 88 feet on the Southwesterly margin of Marcus Drive and runs back between lines 180 feet on the Northwesterly side and 296.2 feet on the Southeasterly side to a dead line in the rear and measures 150.3 feet on said dead line.

Being the same property conveyed to Terry L. Farmer and wife, Andrea S. Farmer, by Warranty Deed from Ethel Rich Marshall, of record in Book 4935, Page 411, in the Register's Office of Davidson County, Tennessee, dated July 24, 1975 and recorded on July 25, 1975. The said Terry L. Farmer died on June 13, 2013, leaving Andrea S. Farmer as surviving tenant by the entirety.

This is improved property located at: **3317 Marcus Drive, Nashville, TN 37211**

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 2nd day of August, 2024.

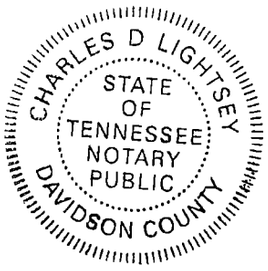
GRANTOR:

Andrea S. Farmer

STATE OF TENNESSEE
COUNTY OF WILSON

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

WITNESS my hand and seal at office this 2nd day of August, 2024.



Notary Public
My Commission expires: 3/3/26