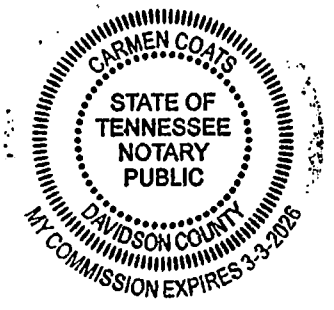
WARRANTY DEED

2024-51



STATE OF: TENNESSEE
COUNTY OF: ~~RUTHERFORD~~ cuc DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Khori Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of AUGUST, 2024.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

Karen Johnson
Batch # 1182254
09/16/2024 04:01:00 PM
Fees: $18.00 Taxes: $1,942.50



20240916-0071538

Davidson County
DEEDWARR
3 pgs

THIS INSTRUMENT WAS PREPARED BY
American Title and Escrow, LLC
2615 Medical Center Parkway, suite 1560
Murfreesboro, Tennessee 37129
(615)785-3775

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Troy Vines And Sharon Vines	New Owner	
2001 Avalon Dr.		**073 01 0 159.00**
Nashville, TN 37217		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned, **Caryn Kickert and Jeffrey Kickert, wife and husband,** has this day bargained and sold and does hereby transfer and convey unto **Troy Vines and Sharon Vines, husband and wife,** their heirs and assigns, forever, 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. 6, on the Plan of Virginia Manor of record in Plat Book 1835, Page 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Caryn Kickert and Jeffrey Kickert, wife and husband, by Warranty Deed from Anand Doraiswamy, Trustee of Anand Doraiswamy SP Trust Dated March 1, 2017, Amended And Reinstated on July 21, 2022, dated December 28, 2022, and recorded in Instrument No. 20221229-0133643, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 2001 Avalon Dr., Nashville, TN 37216.

This conveyance is further subject to (1) applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) 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. 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 22ND day of AUGUST 2024.

Caryn Kickert
Caryn Kickert

Jeffrey Kickert
Jeffrey Kickert

STATE OF: TENNESSEE

COUNTY OF: ROANE

Before me, the undersigned Notary Public, personally appeared, Caryn Kickert and Jeffrey Kickert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person(s) who acknowledged that he/she executed the foregoing instrument, for the purposes therein contained.

Witness my hand and official seal at office, this 22ND day of AUGUST ,2024.

My Commission Expires: 3/12/2025

Marsha F. Adkisson
Notary Public

MARSHA F ADKISSON
STATE OF TENNESSEE NOTARY PUBLIC
ROANE COUNTY
MY COMMISSION EXPIRES 3-12-2025

Prepared by and Return to: American Title and Escrow, LLC
2615 Medical Center Parkway
Suite 1560
Murfreesboro, TN. 37129
(615) 785-3775