Karen Johnson Davidson County
Batch# 1208080 DEEDWARR
11/25/2024 07:48:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20241125-0091689

Prepared By & Return To:
Tennessee Title Services LLC-Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-24-5048

STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of November, 2024

Notary Public

Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Payton James Kelim 623 Brentmeadow Cr Nashville, TN 37115	Liberty Federal Credit Union P.O. Box 5129 Evansville, IN 47116-5129	053-13-0-163.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Laura Marie Williams, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Payton James Kelim, an unmarried 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:

Land in Davidson County, Tennessee, being Lot No. 31-B, of zone lot division of Lot No. 31, on the Plan of Kimbolton Subdivision, Phase I, as shown on plat of record in Plat Book 6900, page 987, amended in Plat Book 6900, page 276-278, and amended in Plat Book 7577, page 553, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 31-B fronts 35.89 feet on the easterly side of Brentmeadow Circle and runs back 171.16 feet on the southerly lot line, and 175.63 feet on the northerly lot line, to a line in the rear which measures 56.48 feet thereon.

Being the same property conveyed to Laura Marie Williams, unmarried by Warranty Deed from Leisha L. Wells, unmarried of record in Instrument No. 20040504-0050743 Register's Office for Davidson County, Tennessee, dated April 30, 2004 and recorded on May 04, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 623 Brentmeadow Cr, Nashville, TN 37115

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 so 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.

Dated this the 22nd day of November, 2024.

Laura Marie Williams

Laura Marie Williams

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 22nd day of November, 2024, before me personally appeared Laura Marie Williams, 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's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of November, 2024.

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Signature
My commission expires: 12-1-27

True Copy Certification

I, **Tonya Cherry,** 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 this the 22 day of November, 2024.

Affiant Signature
Date 11/22/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of November, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

