Karen Johnson Davidson County
Batch# 1212675 DEEDWARR
12/04/2024 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20241204-0094316

WARRANTY DEED

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. AD-24-8266

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2024

Holly Ray
Notary Public

MY COMMISSION EXPIRES: March 4th 2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Courtney Hatfield	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	
5116 Village Trace	**PO Box 105178**	161-10-0A-163.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Atlanta, GA 30348-5178**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Edwin Kirkland and Hope Kirkland, Trustees of The Marie & Edwin Kirkland Living Trust, established by the Revocable Trust Agreement of Edwin Gilbert Kirkland and Marie Hope Brownsey Kirkland dated June 9, 2017**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Courtney Hatfield, unmarried**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot 162, on the plan of Villages of Brentwood, Phase Two of record in Plat Book 6250, Page 169, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Edwin G. Kirkland and Mark E. Lonsway, tenants in common by Warranty Deed from Jason N. Rummer and wife, Teresa A. Rummer of record in Book 7158, page 245, Register's Office for Davidson County, Tennessee, dated February 17, 1987 and recorded on March 05, 1987.

Being the same property conveyed to Edwin G. Kirkland, a Married man by Quitclaim Deed from Mark E. Lonsway, a married man of record in Instrument No. 20020531-0066059 Register's Office for Davidson County, Tennessee, dated May 20, 2002 and recorded on May 31, 2002.

Being a portion of the same property conveyed to Edwin Gilbert Kirkland and/or Marie Hope Brownsey Kirkland, Trustee of The Marie and Edwin Kirkland Living Trust, established by the Revocable Trust Agreement of Edwin Gilbert Kirkland and Marie Hope Brownsey Kirkland dated June 9, 2017 by Quitclaim Deed from Edwin Gilbert Kirkland of record in Instrument No. 20170614-0059805 Register's Office for Davidson County, Tennessee, dated June 09, 2017 and recorded on June 14, 2017.

This is property more commonly known as 5116 Village Trace, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 2nd day of December, 2024.

The Marie & Edwin Kirkland Living Trust, established by the Revocable Trust Agreement of Edwin Gilbert Kirkland and Marie Hope Brownsey Kirkland dated June 9, 2017

By: _____
Edwin Gilbert Kirkland, Trustee

By: _____
Marie Hope Brownsey Kirkland, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of December, 2024, before me personally appeared Edwin Gilbert Kirkland and Marie Hope Brownsey Kirkland, Trustees of The Marie & Edwin Kirkland Living Trust, established by the Revocable Trust Agreement of Edwin Gilbert Kirkland and Marie Hope Brownsey Kirkland dated June 9, 2017, 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 2nd day of December, 2024.

_____
Notary Signature
My commission expires: 3-3-2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Adde Dilworth, 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 **December 2, 2024**.
Date

Affiant Signature

12/2/2024
Date

State of TENNESSEE
County of **WILLIAMSON**

Sworn to and subscribed before me this **2nd** day of **December**, 20**24**

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (of on paper)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026