Name and Address of New Owner:
Noah Kimbrough and Tia Calvin
1225 Bending Creek Drive
Antioch, TN 37013

Send Tax Bills To:
Noah Kimbrough and Tia Calvin

Karen Johnson Davidson County
Batch# 1293765 DEEDWARR
07/03/2025 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,513.30
20250703-0052780

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 173-15-0A-034-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Walter Lee Jacques and wife, Grace Jacques**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Noah Kimbrough and Tia Calvin, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

Being Lot No. 34 on the plan of Mill Run, Phase 1, of record in Plat Book 11700, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Walter Lee Jacques and wife, Grace Jacques, by Warranty Deed dated October 12, 2012 from Lijun Ma and Yuozhen Han, husband and wife, recorded October 19, 2012 in Instrument No. 20121019-0095937 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of July, 2025.

Walter Lee Jacques (SEAL)

Grace Jacques (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of July, 2025, before me personally appeared Walter Lee Jacques and Grace Jacques, 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 July, 2025.

Notary Signature
My commission expires: 3/6/29

LATANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $409,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 2nd day of July, 2025.

Notary Public
My commission expires: 9-5-2028
File No. 2025-7999-RS

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 July 2, 2025.

Affiant Signature

7/2/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of July, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY