Karen Johnson Davidson County
Batch# 1304126 DEEDWARR
07/31/2025 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20250731-0060669

SOPHIA ESTRELLA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $299,900.00

Affiant

Subscribed and sworn to before me, this 29 day of July, 2025.

Notary Public
My commission expires: 5/8/29

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Debbie Jean Sullivan	**JPMorgan Chase Bank, N.A**	**05114007000**
822 Kinsington Dr	**1111 Polaris Parkway**	
Nashville, TN 37216	**Columbia, OH 43240-2050**	

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 ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 822 Kinsington Drive Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Debbie Jean Sullivan, unmarried

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. 2A, Kinsington Chase, of record in Book 6200, Page 229, which amends Plat Book 5200, Page 663, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Brandon Adams, Trustee of The 822 Kinsington Drive Trust, by Warranty Deed from Erin Dias, Trustee of The Hunter Family Trust, dated March 3, 2025, of record in Instrument No. 20250306-0017047, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Erin Dias, Trustee of The Hunter Family Trust, by Quitclaim Deed from Ronda K Hunter, unmarried, dated June 10, 2024, of record in Instrument No. 20241125-0091911, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to the same property conveyed to Ronda K Hunter, unmarried, by Warranty Deed from Barbara A Burdine Sadler, unmarried, dated May 24, 2002, of record in Instrument No. 20020606-0069080, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 822 Kinsington Dr, Nashville, TN 37216.

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 in 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.

_____ Date: 7-29-25

The 822 Kinsington Drive Trust
By: Brandon Adams
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Brandon Adams** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 822 Kinsington Drive Trust and that she is authorized by The 822 Kinsington Drive Trust to execute this instrument on its behalf.

Witness my hand, at office, this 29 day of July, 2025.

SOPHIA ESTRELLA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
NOTARY PUBLIC

My Commission Expires: 5/6/29

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/29/25 (date of document).

Jennifer Russell
Affiant Signature

7/31/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31st day of July 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

