Karen Johnson Davidson County
Batch# 1326291 DEEDWARR
09/24/2025 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20250924-0076226

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$270,000.00

Affiant

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SUBSCRIBED AND SWON TO BEFORE ME, HEREBY ON THIS 23rd day of September, 2025

Notary Public

MY COMMISSION EXPIRES: 01/11/2026

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNERS(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Ara Property Management LLC	Ara Property Mgmt	**93-4-101.00**
1000 Lenore Street	621 Gallatin Pike N	
Nashville, TN 37206	Madison, TN 37115	
(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,WE, ***Kristina R Kirk a/k/a Christina R Kirk, a/k/a Kristina Renee Kirk, an unmarried woman,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Ara Property Management LLC,*** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 1000 Lenore Street, Nashville, Nashville, TN 37206. Said property is being described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Haynie's Central Prk, as of record in Book 161, page 116, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 50 feet on the southerly margin of Lenore Street and extends back between parallel lines 164.0 feet to a dead line in the rear on which measures 50 feet thereon.

Being the same property conveyed toEdward Ervin Epps by Warranty Deed from James Carey and wife, Elois T. Carey dated 4/16/86 and filed for record on 04/18/86, of record in Book 6832, page 906, said Register's Office for said County;.

The said Edwad Ervin Epps having died on 12/09/2011. See Affidavits of Heirship recorded in Instrument No. 20180417-0036227, and Instrument #20250909-007208.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (xx) Property, known as **1000 Lenore Street, Nashville, TN 37206**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 hand on this 16 day of September, 2025.

Kristina R Kirk
a/k/a Kristina Renee Kirk
a/k/a Christina R. Kirk

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kristina R Kirk a/k/a Kristina Renee Kirk, a/k/a Christin R. Kirk,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of September, 2025.

Commission Expires: 3/21/29

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Tierra Stays, 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 Sept, 16, 2025.

Custodian's Signature

9.23.25
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23rd day of September, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON