Karen Johnson Davidson County
Batch# 1347477 DEEDWARR
11/18/2025 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20251118-0091637

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-7254-AJ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $485,000.00.

Martiez Bright
Affiant

Subscribed and sworn to before me, this the 14th day of November, 2025.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 4-8-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Martiez Bright 2714 Herman Street Nashville, TN 37208	New Owner	092 06 0 205.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Aleathia Dayette Howell, Successor Trustee of Mary E. Kimble-Adams Revocable Trust dated August 3, 2021** (individually and/or collectively, "Grantor"), transfer and convey unto **Martiez Bright, an unmarried man** (individually and collectively, "Grantee"), 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. 10 of Block "L" CARRICK'S SUBDIVISION OF HEFFERNAN PLACE, of record in Plat Book___, Page___, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot fronts 50 feet on the North side of Herman and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mary E. Kimble-Adams, Trustee of the Revocable Trust of Mary E. Kimble-Adams, dated August 3, 2021, by Quitclaim Deed from Mary Kimble-Adams (unmarried), of record in Instrument No. 20220307-0025652, in the Register's Office of Davidson County, Tennessee, dated February 14, 2022, and recorded on March 07, 2022.

Being the same property conveyed to Mary Kimble-Adams, by Quitclaim Deed from Mary Kimble-Adams, Trustee of The Adams Kimble Trust, dated January 10, 2001, of record in Instrument No. 20220224-0021132, in the Register's Office of Davidson County, Tennessee, dated February 14, 2022, and recorded on February 24, 2022.

Being the same property conveyed to Richard Adams and Mary Kimble-Adams Trustee(s) respectively, of Mary E. Kimble, under the terms of The Adams Kimble Trust Dated January 10, 2001, a Revocable Living Trust by Quitclaim Deed from Mary E. Kimble, of record in Instrument No. 20010206-0011721, in the Register's Office of Davidson County, Tennessee, dated January 10, 2001, and recorded on February 06, 2001. The said Richard Adams died on March 07, 2011, leaving Mary Kimble-Adams as sole remaining Trustee.

Being the same property conveyed to Ike Carney and Wife, Eula Carney, by Warranty Deed from Joseph C. Yaney and Wife, Martha Yaney, of record in Book 639, Page 146, in the Register's Office of Davidson County, Tennessee, dated October 22, 1924, and recorded on November 03, 1924. The said Eula Carney died on August 13, 1942, leaving Ike Carney as surviving tenant by the entirety, then the said Ike Carney died on July 17, 1952.

This is improved property located at: **2714 Herman Street, Nashville, TN 37208.**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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 Grantee, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of November, 2025.

GRANTOR:

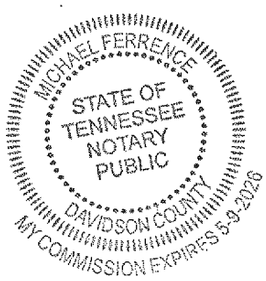
Mary E. Kimble-Adams Revocable Trust dated August 3, 2021

By: _____
Aleathia Dayette Howell, Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Aleathia Dayette Howell, Successor Trustee of Mary E. Kimble-Adams Revocable Trust dated August 3, 2021, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of November, 2025.



_____
Notary Public
My Commission expires: 5-9-26

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 11/14/2025 (date of document).

Affiant Signature

11/14/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 14 day of November, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL