WARRANTY DEED

Karen Johnson Davidson County
Batch# 214789 DEEDWARR
04/08/2019 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $723.35
20190408-0031496

TABATHA EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of April, 2019.

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

File No. TE0005094

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
Ashley Marie O'Donnell and Timothy Wayne O'Donnell	NEW OWNER	074-04-0-072.00
(NAME)	(NAME)	
8151 Bonnafair Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37067		
(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, **CNK, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley Marie O'Donnell and Timothy Wayne O'Donnell, wife and husband,** 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 in Davidson County, Tennessee, being Lot No. 63 on the Plan of Section Twelve, Hermitage Hills of record in Plat Book 4675, Page 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to CNK, LLC, a Tennessee limited liability company by Quitclaim deed from James Stevens (a/k/a James J. Stevens, a/k/a James Joseph Stevens) of record in Instrument No. 20170728-0066530 Register's Office for Davidson County, Tennessee, dated July 24, 2014 and recorded on July 28, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 8151 Bonnafair Drive, Nashville, TN 37067

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 5th day of April, 2019.

CNK, LLC

James J. Stevens, Authorized Member

STATE OF TENNESSEE
COUNTY OF Putnam

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared James J. Stevens, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Authorized Member of CNK, LLC, a Tennessee limited liability company, a Tennessee LLC, the within named bargainor, and that he as such Authorized Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Authorized Member.

Witness my hand this 5th day of April, 2019.

SUZANNE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

Notary Public

My commission expires: 4/21/20

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Leslie A. Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

