WARRANTY DEED

Karen Johnson Davidson County
Batch# 265306 DEEDWARR
08/01/2019 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20190801-0076205

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MATTHEW PHELAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK190569TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jennifer McKerley	Jennifer McKerley	
(NAME) 4200 West End Avenue, Unit 101	(NAME) 4200 West End Avenue, Unit 101	103-12-0A-001.00-CO
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Seventy Thousand And No/100 Dollars ($170,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KINGSBRIDGE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER MCKERLEY, 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:

Being Apartment No. 101, The Harding House, a Condominium of record in Book 4675, Page 60, Register's Office for Davidson County, Tennessee, to which plan is shown as Exhibit "A-1" to the Master Deed and By-Laws of record in Book 4759, Page 665, as amended in Book 4768, Page 818, Book 4979, Page 944, Book 5898, Page 767 and Book 5898, Page 769, Register's Office for said County, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Kingsbridge Properties, LLC by Warranty deed from Jennifer L. June Lay, married of record in Instrument No. 20150708-0066428 Register's Office for Davidson County, Tennessee, dated July 06, 2015 and recorded on July 08, 2015.

unimproved ☐
This is improved ☒ property, known as 4200 West End Avenue, Unit 101, Nashville, TN 37205
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Kingsbridge Properties, LLC this 31 day of July, 2019.

Kingsbridge Properties, LLC

BY: _____
Donald Gadd
Member

State of Tennessee
County of Davidson

I, Matthew Phelan, a Notary Public for the said County and State, do hereby certify that Donald Gadd personally appeared before me this day and acknowledged that he is the Member of Kingsbridge Properties, LLC, a Tennessee Limited Liability Company and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official seal, this the 31 day of July, 2019.

_____ Notary Public

_____
Notary's Printed or Typed Name

My Commission Expires:

_____



True Copy Certification

I, Danielle Chandler, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt II, a notary public for this county and state, Danielle Chandler who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8.4.20

Notary Seal

