This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
116 Center Ct
Clarksville, TN 37040
(931) 647-0677 phone
(931) 647-0678 fax

Karen Johnson Davidson County
Batch# 275627 DEEDWARR
08/23/2019 09:06:06 AM 2 pgs
Fees: $13.00 Taxes: $1,106.30
20190823-0084869

WARRANTY DEED

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 ACKNOWLEDGED, WE, **CONNERTH CONSTRUCTION, LLC**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIANA ANISE NIEMA RADNEY and DERRICK L RADNEY, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

BEING LOT 3, ON THE REPLAT OF LOT 1 OF BINKLEY PROPERTY, AS SHOWN BY PLAT OF RECORD AS INSTRUMENT NO 20071029-0127324, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED UNTO CONNERTH CONSTRUCTION, LLC, BY WARRANTY DEED FROM REFORMED BAPTIST CHURCH OF NASHVILLE, DATED AUGUST 5, 2016, OF RECORD AS INSTRUMENT NO 20160811-0083727, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 1223 OLD HICKORY BLVD, NASHVILLE, TN, 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenant with Grantees that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind itself, its successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 19th day of Aug, 2019.

CONNERTH CONSTRUCTION, LLC

BY: _____
JAMES M CONNERTH, MEMBER

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared JAMES M CONNERTH with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be MEMBER (or other officer authorized to execute the instrument) of CONNERTH CONSTRUCTION, LLC the within named bargainor, a LIMITED LIABILITY COMPANY, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LIMITED LIABILITY COMPANY as MEMBER (or other authorized officer).

DONE at offices in Clarksville, TN, on this the 19th day of Aug, 2019.

_____
NOTARY PUBLIC
My commission expires: 5-20-20

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $ 299,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 19th day of August, 2019.

_____
NOTARY PUBLIC
My commission expires: 10/15/22

MEGAN L. WALLER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s) as follows:
KIANA ANISE NIEMA RADNEY
DERRICK L RADNEY
1223 OLD HICKORY BLVD
NASHVILLE, TN, 37207

Send Tax Bills To:
Same as above

Map and Parcel Number(s): 041 08 0 069.00