Karen Johnson Davidson County
Batch# 476231 DEEDWARR
09/15/2020 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $401.45
20200915-0105343

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $108,500.00.

Affiant

File Number: 2009808

Katelyn Taylor
State of Tennessee Notary Public
Rutherford County

Subscribed and sworn to before me, this 14th day of September, 2020.

Notary Public
My Commission Expires: 9/14/23

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
John Sebastian Kennedy and Mini Antony Kuruppassery	John Sebastian Kennedy and Mini Antony Kuruppassery	136-03-0A-042.00-CO
4000 Anderson Road Unit 42	1312 Springmore Ct.	
Nashville, TN 37217	Antioch, TN 37013	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bent Creek Properties, LLC, a Tennessee limited liability company, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to John Sebastian Kennedy and Mini Antony Kuruppassery, with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being a certain condominium apartment being Townhouse No. 42, Building No. 6 in a Horizontal Property Regime as shown on the condominium site plan of Phase I, Condominium Townhouses, Priest Lake Park of record in Plat Book 4460, page 88, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Bent Creek Properties, LLC, a Tennessee limited liability company by Warranty deed from Ernest Phipps, an unmarried man of record in Instrument No. 20160226-0018635 Register's Office for Davidson County, Tennessee, dated February 26, 2016 and recorded on February 26, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4000 Anderson Road Unit 42, Nashville, TN 37217.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 11th day of September, 2020.

Bent Creek Properties, LLC

BY: Ronnie Wilkins
Ronnie Wilkins, Managing Member

State of Tennessee
County of Fayette

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ronnie Wilkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are Ronnie Wilkins, Managing Member, of Bent Creek Properties, LLC and that they are authorized by Bent Creek Properties, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Fayette Eads, TN, this 11th day of September, 2020.

Mary K Waterbury
Notary Public at Large
My Commission Expires: 4-3-2024

MARY K WATERBURY
STATE OF TENNESSEE
NOTARY PUBLIC
FAYETTE COUNTY

True Copy Certification

I, Melanie Harper, 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Shannon Gilbert, a notary public for this county and state, Melanie Harper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shannon Gilbert

Notary's Signature

My Commission Expires: 8/19/2023

SHANNON GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY