Karen Johnson Davidson County
Batch# 488505 DEEDWARR
10/02/2020 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $850.63
20201002-0114233

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203628

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $229,900.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 30th day of September, 2020.

WILLIAM B. RITCHIE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Notary Public

My Commission Expires: My Commission Expires October 11, 2022

WARRANTY DEED

THIS INDENTURE, made this 30th day of September, 2020, among:

MK RENTALS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JONATHAN LUCAS CAHILL AND LYDIA ANNE SCHULTZ, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

LAND IN DAVIDSON COUNTY, TENNESSEE, being Unit No. 27, together with the appurtenant interest in the common elements of Linmar Place III, a horizontal property regime established by Master Deed of record in Book 7887, Page 558, amended in Book 8103, Page 984, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James M. Koger and Miles E. Koger, joint tenants with right of survivorship by Warranty deed from Evan B. McDonald, unmarried and Donald M. McDonald and wife, Leah R. McDonald of record in Instrument No. 20130716-0073347 Register's Office for Davidson County, Tennessee, dated July12, 2013 and recorded on July 16, 2013.

Being the same property conveyed to MK Rentals, LLC by Quitclaim deed from James M. Koger and Miles E. Koger of record in Instrument No. 20180601-0052601 Register's Office for Davidson County, Tennessee, dated May 29, 2018 and recorded on June 01, 2018. Being also known as 2727 Linmar Ave 27 Nashville, Tennessee 37215.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

MK Rentals, LLC, a Tennessee Limited Liability Company

BY: Eddie Koger, Member
Eddie Koger, Member

BY: Matt Koger, Member
Matthew Koger, Member

State of TN.
County of Hamilton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Eddie Koger and Matthew Koger**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the Members of **MK Rentals, LLC**.

Witness my hand and official seal this 30th day of September, 2020.

WILLIAM B. RUDDICK
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Notary Public
My Commission Expires: My Commission Expires October 11, 2022

Owner Name & Property Address:

Name: Jonathan Cahill and Lydia Schultz, and Lydia Schultz
Address: 2727 Linmar Ave
City, State, Zip: Nashville, TN 37215

Responsible Party For Taxes:

Name: same as new owner
Address:
City, State, Zip:

Tax ID: 104-14-0D-027.00-CO

True Copy Certification

I, **PAUL F. SOPER**, 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 DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2021

Notary Seal (if on paper)

