Karen Johnson Davidson County
Batch# 505162 DEEDWARR
10/30/2020 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $658.60
20201030-0126787

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#5947-12B

ADDRESS NEW OWNER:
Adam Kirincich
2812 Buena Vista Pike
Nashville, TN 37218

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SWBC Mortgage
117 Seaboard Lane, Suite F-205
Franklin, TN 37067

Parcel ID:
070-02-0-026

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **TMT Development LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Adam Kirincich, a single man**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being parts of Lot Numbers 12 and 13 on the Map of Sarah McIntosh's Subdivision of certain lots in the Old Daniel Young Tract, as of record in Book 332, page 71, Register's Office for said County, more particularly described as follows:

Beginning at the Easterly margin of the new highway on the Southern line of said Lot No. 12; thence South 89 degrees East 431 feet, more or less, to an elm in the Southerly line of said Lot No. 13; thence North 55 1/2 degrees East 150 feet, more or less, to a point in the Southeasterly line of said Lot No. 13; thence South 90 degrees West and parallel with and 100 feet Northerly from the Southern lines of said Lots Numbers 12 and 13; 535 feet more or less, to a point in the Easterly margin of said highway, thence South 22.5 degrees West, with the Easterly margin of said highway. 130 feet more or less in the beginning.

Being the same property conveyed to TMT Development, LLC, a Tennessee Limited Liability Company by Deed dated July 7, 2016 from George Edwards, of record in Instrument Number 20160719-0074227, Register's Office for Davidson County, Tennessee.

This is improved property known as 2812 Buena Vista Pike, Nashville, TN 37218. Possession is to be given on October 22, 2020.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 22nd day of October, 2020.

THERESA MCAULEY
State of Florida-Notary Public
Commission # GG 255140
My Commission Expires
September 04, 2022

TMT Development LLC, a Tennessee
Limited Liability Company

By: _____ 10-22-20
Mason Chickonski, Member

STATE OF FLORIDA)
COUNTY OF Hernando)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Mason Chickonski** 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 of TMT Development LLC,** the within named bargainor, a limited liability company, and that he as such authorized member, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company as such authorized member.

WITNESS my hand and official seal at office this 22nd day of October, 2020.

My Commission Expires: 9/4/2022

Theresa M Dudley
NOTARY PUBLIC

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$178,000.00**.

_____
AFFIANT

Subscribed and sworn to before me on this 22nd day of October, 2020.

GREG FAIRBANKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

My Commission Expires:
11.8.2021

_____
NOTARY PUBLIC

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212