WARRANTY DEED

Karen Johnson Davidson County
Batch# 524678 **DEEDWARR**
12/04/2020 11:06:56 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50

20201204-0141111

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brielle M. Carroll and Peter C. Carroll	CapStar Bank	Parcel ID: 102-04-0-103.00
(NAME) 6431 Charlotte Road Circle	(NAME) 2002 Richard Jones Rd, STE 300A	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Benjamin Kendrick and Spencer Kendrick, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brielle M. Carroll and Peter C. Carroll, wife and husband**, 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:

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Horton Heights, of record in Book 2133, Page 28, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jackie Staudacher, Single, By Warranty Deed from Bessie Louise Henry, unmarried dated August 18, 2016 recorded August 22, 2016, of record as Instrument No. 201608220087649 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Benjamin Kendrick and Spencer Kendrick, husband and wife, By Warranty Deed from Jackie Staudacher, a single woman dated July 15, 2019 recorded July 18, 2019, of record as Instrument No. 20190718-0070186 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6431 Charlotte Road Circle, Nashville, TN 37209

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.

Witness our hands this 3 day of December, 2020

Benjamin Kendrick

Spencer Kendrick

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Benjamin Kendrick and Spencer Kendrick, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of December, 2020.

Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024