Karen Johnson Davidson County
Batch# 546132 DEEDWARR
01/05/2021 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20210105-0001088

WARRANTY DEED



File No.: RES-20-7520

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole Denise Walker-McKamey	New owner	151 10 0A 006.00 CO
(NAME)	(NAME)	
7520 West Winchester Drive Antioch, TN 37013	AT PROPERTY ADDRESS	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **THE RENEW GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **NICOLE D. WALKER-MCKAMEY AND JULIUS MCKAMEY, WIFE AND HUSBAND** hereinafter called the Grantee(s), their heirs and assigns, that 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. 6, Phase 1, Villages of Long Hunter P.U.D., of record in Instrument No. 20010123-0006894, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to The ReNew Group, LLC, a Tennessee limited liability company, by Warranty Deed from Sandra Yates and husband Thomas L. Yates, and James Jennette, dated August 21, 2020, recorded August 25, 2020, in Instrument Number 20200825-0095776, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 7520 West Winchester Drive, Antioch, TN 37013
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of December, 2020

The Renew Group, LLC, a Tennessee Limited Liability Company

By: _____
Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, personally appeared Adam G. LaFevor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of The Renew Group, LLC, the within named bargainor, a Limited Liability Company, and that such Adam G. LaFevor as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

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

_____
Notary Signature
My commission expires: 3/8/2021

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Lisa K.R. Wagner, 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.

Lisa K R Wagner

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lynda Marvel a notary public for this county and state, LISA K R Wagner who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lynda Marvel

Notary's Signature

My Commission Expires: 8-22-22

Notary's Seal (If on paper)

