Karen Johnson Davidson County
Batch# 561615 DEEDWARR
01/26/2021 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20210126-0011636

Name and Address of New Owner:
Tynelea Partners GP
881 Tyne Blvd
Nashville, TN 37220

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 061-16-0-137.00 and 061-16-0-109.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Deborah S. Kunik, unmarried,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tynelea Partners GP, a Tennessee Partnership,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Greenland Estates of record in Plat Book 974, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 6 fronts 95.7 feet on the Southeasterly side of Addine Street and runs back 120.7 feet on the Northeasterly line and 85.5 feet on the Southwesterly line to the Northwesterly line of Lot No. 9, measuring 40 feet thereon.

Being the same property conveyed to G.W. Kirk by Warranty deed from Donald Moore and wife, Thelma Moore of record in Book 1383, page 462, Register's Office for Davidson County, Tennessee.. The said G.W. Kirk (aka George Wesley Kirk, Sr.) died testate, and by his Last Will and Testament, all his property, real and personal was devised to Patricia Ann Punaro as Trustee of his Testamentary Trust for the benefit of those parties named therein. Said Last Will and Testament of G. W. Kirk, deceased is of record in Book 5789, Page 135, Register's Office for Davidson County, Tennessee and was probated on September 5, 1980, Minute Book 266, Page 819 and Will Book 131, Page 436, Case No. 69187, Probate Court's Clerk Office for Davidson County, Tennessee at Nashville.

Being the same property conveyed to Deborah S. Kunik by Quitclaim deed from Patricia Ann Punaro, Trustee of record in Book 9317, page 885, Register's Office for Davidson County, Tennessee, dated April 19, 1994 and recorded on April 20, 1994. (Value or consideration shown in aforementioned deed $0.00.)

Being unimproved property and also known as 4104 Addine Street Nashville, Tennessee 37216.

AND

TRACT 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, being the north part of Lot No. 53 in the Kennedy and Graves' Subdivision Blocks "C" and "D" in Monte Vista, a plat of record in Book 843, Page 14, Register's Office of Davidson County, Tennessee, more particularly described as follows:

BEGINNING an an iron stake, the northwest corner of Lot No. 53; thence with the northerly line of said Lot No. 53, 90 feet to an iron pipe at an angle in said north line, continuing with said north line of Lot No. 53, 20 feet to an iron pin, the northeast corner of Lot No. 53; thence with the east line of said Lot, southwardly 62.5 feet to an iron stake in said East line; thence westwardly 109 feet to a stake in the west line of Lot No. 53; thence with the west line of Lot No. 53, northwardly 71 feet to the beginning.
INCLUDED in this description but EXPRESSLY EXCLUDED THEREFROM is a strip of land 13 feet wide along the west line of Lot No. 53, dedicated to the use of a public road, also a perpetual easement for a roadway in the following description, to-wit: BEGINNING at a stake and iron pipe in the west property line of Lot No. 53 (Kennedy and Graves' Subdivision of Blocks "C" and "D" in Monte Vista), and the north margin of McAlpine Avenue 20 feet north of the southwest corner of Lot No. 53; thence with the north line of Lot No. 53, Eastwardly 13 feet to a point; thence Southwardly and parallel with the West line Of Lot No. 53, 368.5 , more or less, to the north margin of McAlpine Avenue; thence with the North margin of said Alpine Avenue, westwardly 13 feet to the beginning, to be used as a roadway.

Being the same property conveyed to G. W. Kirk and wife, Naydene Kirk by Installment Deed deed from L. S. Stephens and wife, Flossie Stephens recorded November 6, 1943 in Book 1278, Page 220, Register's Office for Davidson County, Tennessee. The said Sybil Naydene Kirk, a single woman conveyed her 1/2 undivided interest in and to hereinabove described property to her son, George Wesley Kirk, Jr. which deed is dated February 24, 1961 and recorded in Book 5115, Page 579, Register's Office for Davidson County, Tennessee. Derivation clause therein stated that Naydene Kirk was awarded a one-half undivided interest by Decree of the Fourth Circuit Court of Davidson County, Tennessee, Rule No. 30097.
Further, the said George Wesley Kirk, Jr. conveyed all his right, title and interest in and to the hereinabove property described in TRACT 2 to George Wesley Kirk, Sr. (aka G. W. Kirk) by Quitclaim Deed dated February 5, 1977 and recorded in Book 5176, Page 226, Register's Office for Davidson County, Tennessee.
The said G.W. Kirk (aka George Wesley Kirk, Sr.) died testate, and by his Last Will and Testament, all his property, real and personal was devised to Patricia Ann Punaro as Trustee of his Testamentary Trust for the benefit of those parties named therein. Said Last Will and Testament of G. W. Kirk, deceased is of record in Book 5789, Page 135, Register's Office for Davidson County, Tennessee and probated on September 5, 1980, Minute Book 266, Page 819 and Will Book 131, Page 436, Case No. 69187, Probate Court Clerk's Office for Nashville, Davidson County, Tennessee.

Also being the same property conveyed to Deborah S. Kunik, unmarried by deed from Patricia Ann Punaro, Trustee

dated August 31, 1993 and recorded in Book 9072, Page 545, Register's Office for Davidson County, Tennessee. (value or consideration shown in aforesaid deed is $33,000.00)

Being improved property and also known as 4104 Addine Street, Nashville, TN 37216

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of January, 2021.

Deborah S Kunik (SEAL)
Deborah S. Kunik

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Deborah S. Kunik, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of January, 2021.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public
My commission expires: 3/6/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
26th day of January, 2021.

Notary Public
My commission expires: 10-2-23

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File No. 2020-1243

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON