Karen Johnson Davidson County
Batch# 616228 DEEDWARR
04/16/2021 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20210416-0050933

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th day of April, 2021.

(Affix Seal) Notary Public

My Commission Expires: 10/29/2023

AMY T. NELSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-29-2023

2021-1749-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Peggy A. Kinnard and Randall L. Kinnard 429 Jackson Boulevard Nashville, TN 37205	NEW OWNER	Map/Parcel 117-09-0A-005-00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David Rossi and Elizabeth Buntin, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Peggy A. Kinnard and Randall L. Kinnard, wife and husband**, hereinafter called the GRANTEES, 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. 5 on the Plan of Foxhall Close, a Planned Residential Development of record in Book 4860, page 46, as amended in Book 5005, page 136, 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. 5 fronts 72.50 feet on the Northerly margin of Foxhall Close and extends back between parallel lines 120 feet to a dead line.

Being the same property conveyed to David Rossi and Elizabeth Buntin, husband and wife, by Warranty Deed from Richard M. Miller, III and Sabrina Miller, husband and wife, dated June 19, 2019, of record in Instrument No. 20190620-0059553, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Metropolitan Nashville property taxes for the year 2021, and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 5 Foxhall Close, Nashville, TN 37215.

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, 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.

Dated effective the 15th day of April, 2021:

David Rossi

Elizabeth Buntin

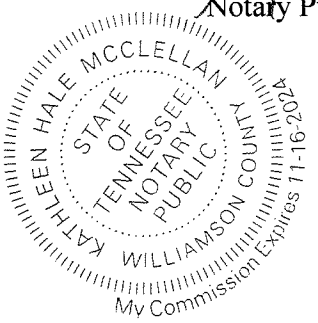
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of April, 2021, before me personally appeared David Rossi and Elizabeth Buntin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of April, 2021.

My Commission Expires: 11/16/2024

Notary Public



CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Amy T. Nelson, a notary public for this county and state, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy T. Nelson

My Commission Expires: 10/29/2023

