THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201232312

Karen Johnson Davidson County
Batch# 623352 DEEDWARR
04/27/2021 11:34:46 AM 2 pgs
Fees: $13.00 Taxes: $2,553.00

20210427-0055957

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $690,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of April, 2021.

Notary Public
My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jonathan Andrew Hoda and Kaley Anne Hoda 4616 General Lowrey Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 131-10-0-069.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **McKenzie Construction, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan Andrew Hoda and Kaley Anne Hoda, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 73, as shown on the map entitled Section Two First Addition Seven Hills, of record in Plat Book 2663, page 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MCKENZIE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ARTHUR R. ANDERSON, III AND SHERRY ANDERSON, HUSBAND AND WIFE, of record in Instrument No. 20200804-0086173 , dated July 31, 2020 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 131-10-0-069.00.

Matters shown on the Plan of record in Plat Book 2663, page 51, said Register's Office.

Driveway and Retaining Wall Agreement s of record in Book 3310, page 505 and in Book 4316, page 637, said Register's Office.

This is improved property located at 4616 General Lowrey Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of April, 2021.

McKenzie Construction, LLC

By: John N. Bornstein, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared John N. Bornstein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized member (or other officer authorized to execute the instrument) of McKenzie Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 23rd day of April, 2021.

Notary Public

My Commission Expires:

