Karen Johnson Davidson County
Batch# 627410 DEEDWARR
05/03/2021 11:39:27 AM 2 pgs
Fees: $13.00 Taxes: $1,912.90
20210503-0058931

JENNA LYN PREBLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 9, 2023 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $517,000.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2021. Notary Public My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Danica Renee Grosko	New Owner	091-15-0E-029.00-CO
700 Centerpoint Ln		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Steven Kenney and Kristen Kenney, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Danica Renee Grosko, unmarried

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being a certain private element unit situated in Davidson County, Tennessee, being Unit 29, together with the appurtenant common elements, of Richland Station, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Richland Station, of record in Instrument No. 20140213-0012916, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on the site plait of Richland Station, attached as Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Richland Station provided in said Declaration, together with the By-Laws appended thereto, the site plan attached

as exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units

Being the same property conveyed to Steve Kenney and Kristen Kenney, husband and wife, by Warranty deed from William Wells Beckett, III and Kate Beckett, husband and wife, of record in Instrument No. 20190315-0023753 Register's Office for Davidson County, Tennessee, dated March 14, 2019 and recorded on March 15, 2019.

This is improved property known as **700 Centerpoint Ln, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 29tn day of April, 2021.

Steven Kenney

Kristen Kenney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Steven Kenney and Kristen Kenney, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 29th day of April, 2021.

Notary Public

My Commission Expires: 9/29/21

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Lenders Title File No. 21-000271-525