(1) Returned to

TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 640429 DEEDWARR
05/20/2021 09:11:45 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20210520-0068352

Amanda M Quick
State of Tennessee Notary Public
Rutherford County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/20/2021
(AFFIX SEAL)

DM-SB-BR-21-1008

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Katherine Tanis McKinnie and Ryan McKinnie** | **New Owner** | |
| (NAME) | (NAME) | **061 15 0 296.00** |
| **1008 Gillock St.** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37216** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 consideration, the receipt of which is hereby acknowledged, **786 PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHERINE TANIS MCKINNIE AND RYAN MCKINNIE, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 1 on the Plan of Ross T. Hughes Subdivision of Lot 11 in Patterson and Young's Subdivision, as record in Plat Book 547, Page 174, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a part of the same Property conveyed to 786 Properties, LLC, a Tennessee limited liability Company, by Quitclaim Deed from Jahed Kamal, of record in Instrument No. 20160418-0037091, in the Register's Office of Davidson County, Tennessee, dated April 15, 2016 and recorded on April 18, 2016.

Being the same Property conveyed to Jahed Kamal, by Warranty Deed from Christopher Lee, unmarried, of record in Instrument No. 20150805-0077750, in the Register's Office of Davidson County, Tennessee, dated July 31, 2015 and recorded on August 05, 2015.

This conveyance is subject to:
• County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Ross T. Hughes Subdivision of Lot No. 11 in Patterson and Young's Subdivision, as recorded in Plat Book 547, Page(s) 174.

• Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 6590, Page 57.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1008 Gillock St., Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 29 DAY OF APRIL, 2021.

786 Properties, LLC

BY: _____
Khalid Kamal
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared KHALID KAMAL, 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 the AUTHORIZED AGENT of 786 PROPERTIES, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as AUTHORIZED AGENT.

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

_____
Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212