STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson (TN)

The actual consideration or value, whichever is greater, for this transfer is $587,500.00

Affiant

Subscribed and sworn to before me, this 3rd day of June, 2021.

Notary Public
My commission expires:

LILLIAN TURMAN NOTARY PUBLIC TENNESSEE My Comm Exp. 10/2/2023 COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 651905 DEEDWARR
06/08/2021 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,173.75
20210608-0076709

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| Scott McKinney and Cherisse McKinney Trustees | New Owner | **07007004100** |
| 11865 N. Ridgeway Dr. | | |
| Fresno, CA 93730 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Nathan Dale Stoops Real Estate LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Scott McKinney and Cherisse McKinney, Trustees of Scott J. McKinney and Cherisse M. McKinney Family Trust dated October 31, 2002**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B of 1027 Alice Street a Horizontal Property Regime with Private Elements established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under Declaration of Covenants, Conditions, and Restrictions for 1027 Alice Street, of record in Instrument No. 20200420-0040852, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and the buildings thereof, said Unit being on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said declaration, to which hereby reference has been made for a more complete and accurate description of said property.

Being a portion of the same property conveyed to Nathan Dale Stoops Real Estate, LLC, a Tennessee limited liability company, by Warranty Deed from Chris Koch and wife, Allison Koch, dated April 9, 2020, of record in Instrument No. 20200420-0040855, as corrected in Instrument No 20200623-0067650, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 1029 Alice St, Nashville, TN 37218.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

Nathan/Dale Stoops Real Estate, LLC

Nathan J Stoops Date: 6-3-21

By: Nathan Stoops, Authorized Signor and Member

STATE OF TN

COUNTY OF SUMNER

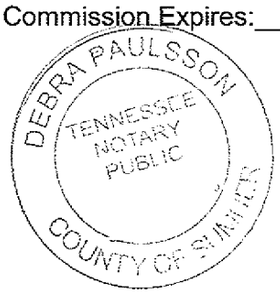
Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Nathan Stoops** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is Authorized Signor and Member of Nathan/Dale Stoops Real Estate, LLC and that he is authorized by Nathan/Dale Stoops Real Estate, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 3rd day of June, 2021.

D Paulsson

NOTARY PUBLIC

My Commission Expires: 10-21-2024



# True Copy Certificate of Authenticity

I, **Taylor Grills,** 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 Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021