WARRANTY DEED

Karen Johnson Davidson County
Batch# 653278 DEEDWARR
06/09/2021 03:33:01 PM 2 pgs
Fees: $13.00 Taxes: $3,792.50

20210609-0077875

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,025,000.00.

Affiant

DANA DENISE WORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

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)
Jeffery John Tolnar and Kimberly Marie Tolnar	**CapStar Bank**	
(NAME) **4407 Westlawn Drive**	(NAME) **2002 Richard Jones Road, Suite A300**	**103-08-0D-001.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Nashville, TN 37215**	
(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, **WESTMINSTER II, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFERY J TOLNAR AND KIMBERLY M TOLNAR, HUSBAND AND WIFE,** 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 Cherokee Crossing of record in Plat at Instrument No. 20050328-0032338, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Westminster II, LLC, a Mississippi Limited Liability Company by Warranty deed from Westminster LLC, a Mississippi Limited Liability Company of record in Instrument No. 20160114-0003914 Register's Office for Davidson County, Tennessee, dated December 16, 2015 and recorded on January 14, 2016.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 32 and Instrument No. 20050328-0032338, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20051215-0150402, Register's Office for Davidson County, Tennessee.
- Charter for Cherokee Crossing Homeowners Association, Inc. of record in Instrument Number 20100203-0008714, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Open Space to HOA of record in Instrument Number 20100203-0008715, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20050118-0005960, in the Register's Office for Davidson County, Tennessee.
- By-Laws to the Board of directors, Cherokee Crossing Townhomes attached as Exhibit "C" to the Master Deed of record in Instrument Number 20060908-0111567, in the Register's Office for Davidson County, Tennessee.
- Attorney's Certificate of record in Instrument Number 20060908-0111568, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20070702-0078608, in the Register's Office for Davidson County, Tennessee.
- Outdoor Living Space and Fence Easement shown in Warranty Deed of record in Instrument Number 20080709-0070375, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4407 Westlawn Drive, Nashville, Tennessee 37209.**

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 4th DAY OF JUNE, 2021.

Westminster II, LLC, a Mississippi Limited Liabililty Company

By: BankPlus Wealth Management Group,
a Division of BankPlus, a Mississippi Banking Corporation
Its: Manager

BY: _____
James S. Clark
Senior Vice President

STATE OF Mississippi
COUNTY OF Hinds

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James S. Clark, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be theSenior Vice President of BankPlus Wealth Management Group, a Division of BankPlus, a Mississippi Banking Corporation, Manager of Westminster II, LLC, the within named bargainor, a limited liability company, and that he as such Senior Vice President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th of June, 2021.

_____
Notary Public
My Commission Expires: 4.17.23
(SEAL)

STATE OF MISSISSIPPI
PATRICIA L. FANNING
NOTARY PUBLIC
ID No. 55750
Commission Expires
April 17, 2023
MADISON COUNTY

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