Karen Johnson Davidson County
Batch# 671100 DEEDWARR
07/06/2021 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20210706-0090637

TF36370

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2021

Notary Public

MY COMMISSION EXPIRES: 10-2-2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin J. MacConnachie and Maria Schervish	SYNOVUS Mortgage	091 06 2M 001.00
(NAME)	(NAME)	
5404 Louisiana Avenue	800 Shades Creek Pkwy	
(ADDRESS)	MS101 (ADDRESS)	
Nashville, TN 37209	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Green Eggs and Homes, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kevin J. MacConnachie and Maria Schervish , husband and wife,** 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 A as shown on the Exhibit "B" of the Declarations of Covenants, Conditions and Restrictions for 5406 Louisiana Avenue Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200710-0075173 said Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Green Eggs and Homes, LLC, a Tennessee Limited Liability Company by deed dated March 5, 2020 from Aaron, LLC a Tennessee Limited Liability Company of record in Instrument No. 20200309-0026037, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5404 Louisiana Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Witness my/our hands this 28th day of June, 2021.

Green Eggs & Homes, LLC., a Tennessee Limited Liability Company

By: _____
Jimmy N. Green, Vice Manager

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Jimmy N. Green** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be **Vice Manager of Green Eggs and Homes, LLC, a Tennessee Limited Liability Company** and that he as such **Vice Manager** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as **Vice Manager.**

WITNESS my hand and seal this 28th day of June, 2021.

_____
Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 21-Schervish

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., 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 on July 2, 2021.

George E. Mudter, Jr.

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas
Notary Public

My commission expires October 2, 2023

