This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20215359 **After Recording Return To The Above.**	I Hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$307,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. I Brittany Owings Brown Affiant Sworn to and subscribed before me this 9th day of July, 2021. Notary Public My Commission Expires: 9/2/24

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this ~~9th~~ 8th day of July, 2021, among:

Karen Johnson
Batch# 674755
07/12/2021 09:53:58 AM
Fees: $13.00 Taxes: $1,137.75

Davidson County
DEEDWARR
2 pgs
20210712-0093158

MK RENTALS, LLC

of Davidson County, Tennessee, their trustees, executors, heirs, successors "**Grantor**")

AND

BRITTANY OWINGS BROWN, UNMARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.30 of the Amended Condominium Site Plan of Park Green, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250 page 253 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being a portion of the same property conveyed to James M. Koger and Miles E. Koger, joint tenants with right of survivorship by Warranty deed from Rory Griffin, unmarried of record in Instrument No. 20050628-0074322 Register's Office for Davidson County, Tennessee, dated June 27, 2005 and recorded on June 28, 2005.

Being a portion of the same property conveyed to MK Rentals, LLC by Quitclaim deed from James M. Koger and Miles E. Koger of record in Instrument No. 20180601-0052595 Register's Office for Davidson County, Tennessee, dated May 29, 2018 and recorded on June 01, 2018.

Being also known as 119 Matthew Lane Nashville, TN 37215.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

MK Rentals, LLC

BY: Eddie Koger
Eddie Koger, Authorized Signor

State of Tennessee
County of ~~Williamson~~ Hamilton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, MK Rentals, LLC, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this ~~9th~~ 8th day of July, 2021.

Kira Heflin
Notary Public Kira Heflin
My Commission Expires: Feb 28, 2023

KIRA HEFLIN
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES FEB. 28, 2023
COUNTY OF HAMILTON

Owner Name & Property Address:

Name: Brittany Owings Brown
Address: 119 Matthew Lane
City, State, Zip: Nashville, TN 37215

Responsible Party For Taxes:

Name: Fst M Bank
Address: 50 Franklin St.
City, State, Zip: Clarksville, TN 37040

Tax ID: 117-07-0D-030.00-CO