39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 693598 DEEDWARR
08/09/2021 03:55:01 PM 2 pgs
Fees: $13.00 Taxes: $1,454.10

20210809-0107225

DM-KW-21-600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $393,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/8/22
(AFFIX SEAL)

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

ANGELA Y. POSTON WILLIAMSON DAVIDSON COUNTY, TN STATE OF TENNESSEE NOTARY PUBLIC

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Nathaniel D. Voyles and Emma K. Keener	Guaranty Home Mortgage	
(NAME)	(NAME)	147 02 0 080.00
600 Harding Pl	10 Lea Ave #800	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville TN 37210	
(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, **THE KENDRICK GROUP, 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 **NATHANIEL D. VOYLES, AN UNMARRIED MAN, AND EMMA K. KEENER, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** 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. 264 on the Plan of Section Two, Caldwell Hall, of record in Plat Book 2900, Page 96, 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 The Kendrick Group, LLC, a Tennessee Limited Liabiltity Company, by Warranty Deed from Benjamin Kendrick and Spencer Kendrick, husband and wife, of record in Instrument No. 20200713-0076375, in the Register's Office of Davidson County, Tennessee, dated July 10, 2020 and recorded on July 13, 2020.

Being the same property conveyed to Benjamin Kendrick and Spencer Kendrick, joint tenants with right of survivorship by Warranty Deed from Michael Ryan O'Connell, a single man, of record in Instrument No. 20161020-0110871, in the Register's Office of Davidson County, Tennessee, dated October 17, 2016 and recorded on October 20, 2016.

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 Section Two, Caldwell Hall, as recorded in Plat Book 2900, Page(s) 96.

• Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3097, Page 407.

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

This is **improved** property known as: **600 Harding Pl, Nashville, Tennessee 37211**.

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 5th DAY OF AUGUST, 2021.

The Kendrick Group, LLC, a Tennessee Limited Liability Company

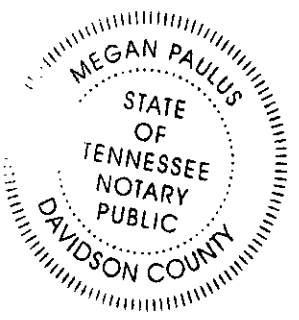
BY: _____
Phillip W. Kendrick
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared PHILLIP W. KENDRICK, 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 MEMBER of THE KENDRICK GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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 MEMBER.

Witness my hand and official seal, this the 5th of August, 2021.

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)



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