RETUR
BANKERS TITLE &
331 WEST END A. E. CORP.
NASHVILLE, TN 37203 540

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite
203 Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 395,000.00

Affiant

NICHOLAS S. HOWELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10-22-2023
COUNTY OF RUTHERFORD

Subscribed and Sworn before me this 10th day of August , 2021.

Notary Public
My commission expires: 10/22/23

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Kasie Lee Allen 713 Dover Road, Nashville, TN 37211	The same	119-12-0-102

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **New Again Renovations LLC, a Tennessee Limited Liability Company and Christopher B. Sadler** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kasie Lee Allen, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 77 on the Plan of Battlewood Section One, as of record in Book 1835, Page 31 in the Register's Office for said County.

Said Lot No. 77 fronts 80 feet on the southernly side of Dover Road and runs back between lines measuring 191.3 feet on the easterly line and 211.46 feet on the westerly line to a dead line, on which it measures 120 feet.

Being The same property conveyed to Douglas C. York, Trustee of The Douglas C,. York Living Trust, established by the Revocable Trust Agreement of Douglas C. York dated April 7, 2011 by Quit Claim Deed from Douglas C. York dated June 22, 2020 and recorded July 9,2020 of record in Instrument No. 20200709-0074603 said Register's Office, Davidson County, Tennessee. Further being the same property conveyed to Douglas C. York by Quitclaim Deed from Douglas C. York, Executor of the Estate of Jean B. Windrow Delffs, of record as Instrument No. 20200416-0040070, Register's Office for Davidson County, Tennessee. Letters Testamentary in the Chancery Court for Williamson County, Tennessee, of record in Docket No. P10921, Clerk and Masters Office, Williamson County.

Being the same property conveyed to New Again Renovation LLC, a Tennessee Limited Liability Company and Christopher B. Sadler by deed from Douglas C. York, Trustee of Revocable Trust Agreement of Douglas C. York dated April 7,2011. dated December 2, 2020 and filed in Instrument NO. 202103220037847 the Register's Office for Davidson, Tennessee.

This is investment property and is not nor has it ever been the primary residence of the grantor's and or their spouses.

This is [X] improved [ ] unimproved property known as 713 Dover Road, Nashville, TN 37211

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Karen Johnson Davidson County
Batch# 697229 DEEDWARR
08/13/2021 10:45:08 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20210813-0109517

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of August, 2021

New Again Renovations LLC, a Limited Liability Company

By: _____
Jason Jenkins, Member

_____
Christopher B. Sadler

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, of the state and county mentioned, personally appeared Jason Jenkins, 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 Member of New Again Renovations LLC, the within named bargainor, a Limited Liability Company, and that such Jason Jenkins as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

This the 10th day of AUG, 2021.

_____
Notary Signature

My commission expires: 10/22/23

NICHOLAS S. HOWELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10-22-2023
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Christopher B. Sadler with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

This the 10th day of AUG, 2021.

_____
Notary

My commission expires: 10/22/27

NICHOLAS S. HOWELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10-22-2023
COUNTY OF RUTHERFORD