WARRANTY DEED

Karen Johnson Davidson County
Batch# 701308 DEEDWARR
08/19/2021 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20210819-0112449

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $312,000.00.

Affiant

Subscribed and sworn to me on 08/18/21.

NOTARY PUBLIC
My Commission Expires: 5/24/25

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Allison M. McPeak 915 Goodbar Dr Nashville, TN 37217	Guaranty Home Mortgage 10 Lea Ave. Ste. 800 Nashville, TN 37210	107 14 0 056.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Matthew A. McKinney and wife, Kara McKinney, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Allison M. McPeak, an unmarried woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 52, PLAN OF MIRO MEADOWS, as shown on plat of record in Plat Book 1424, Pages 94 and 95, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Matthew A. McKinney, a single man, by Warranty Deed from Amanda Insco, a married woman, as recorded on the 21st day of October, 2015 in Instrument No. 20151021-0107146, in the Register's Office, Davidson County, Tennessee.
>
> Kara McKinney, spouse of Matthew A. McKinney, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead she may have in the aforedescribed property by virtue of her marriage to Matthew A. McKinney.
>
> The signature of Kara McKinney is signed by her duly appointed attorney-in-fact Matthew A. McKinney pursuant to the Power of Attorney recorded in Instrument # _____202108190112448_____, said Register's Office.
>
> This is improved property known as 915 Goodbar Dr, Nashville, Tennessee 37217.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 hand and official seal on 08/18/21.

Matthew A. McKinney

Kara McKinney - by Matthew McKinney / Attorney In Fact
By: Matthew A. McKinney, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 08/18/21, before me personally appeared Matthew A. McKinney, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 08/18/2021.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew A. McKinney, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the "attorney-in-fact" for Kara McKinney and is authorized by Kara McKinney to execute this instrument on behalf of Kara McKinney.

Witness my hand and official seal on 08/18/2021.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on August 18, 2021.

R B. White

Affiant Signature

8.18.21

Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 18 day of August, 2021.

Melissa Chisum

Notary

My Commission Expires: 5/23/22

MELISSA CHISUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY