365116

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210836704**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $785,000.00. Rachel Claire Robbins Affiant Subscribed and sworn to before me, this 20th day of August, 2021. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 702268 DEEDWARR
08/23/2021 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20210823-0113247

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rachel Claire Robbins 817 Knox Avenue Unit A Nashville TN 37204	Capstar 2002 Richard Jones Rd #300A Nashville TN 37215	Tax Parcel ID No. 118-01-0W-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian Kennedy and Danya Kennedy, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Rachel Claire Robbins, unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "A" on the plan of 817 Knox Cottages, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 817 Knox Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20131025-0111514, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to BRIAN KENNEDY AND DANYA KENNEDY, by deed from KNOX PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20150617-0057662, dated June 15, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 118-01-0W-001.00 CO.

Matters shown on the Plan of record in Plat Book 3106, Page 62, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20131025-0111514, said Register's Office.

Declaration of Restrictions and Covenants for StormWater Facilities and Systems of record in Instrument No. 20140723-0065289, and Assignment and Assumption of Declaration of Restrictions and Covenants for StormWater Facilities and Systems of record in Instrument No. 20150617-0057659, said Register's Office.

Joint Access Easement of record in Instrument No. 20131025-0111508, said Register's Office. Rights of others in and to party walls.

This is improved property located at 817 Knox Avenue Unit A Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of August, 2021.

Brian Kennedy

Danya Kennedy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian Kennedy and Danya Kennedy, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of August, 2021.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021

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 8/20/2021.

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.

Notary Public

My commission expires October 2, 2023

