Name and Address of New Owner:
Jeremy David McKinney
4541 Raccoon Trail
Hermitage, TN 37076

Send Tax Bills To:
CMG Financial
3160 Crow Canyon Rd, Ste 400
San Ramon, CA 94583

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 076130-00100

Karen Johnson Davidson County
Batch# 707474 DEEDWARR
08/31/2021 11:38:30 AM 4 pgs
Fees: $23.00 Taxes: $1,520.70
20210831-0117245

## 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, **Joshua King and April King, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jeremy David McKinney, a single man** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land located in Davidson County, Tennessee, being Lot No. 83 on the Plan of New Hope Meadows, Phase II, of record in Book 6900, Page 724, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joshua King and April King, husband and wife, by Warranty Deed from Tien N. Nguyen, a single man, recorded on August 21, 2019, of record in Instrument No. 20190821-0083970, Register's Office for Davidson County, TN.

Being the same property conveyed to Tien N. Nguyen, a single man, by Warranty Deed from Daniel R. Kenney and wife, Teresa G. Kenney, recorded on March 18, 2015, of record in Instrument No. 20150318-0023463, Register's Office for Davidson County, TN.

This is improved property known as 4541 Raccoon Trail, Hermitage, TN 37076.

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 26th day of August, 2021.

_____(SEAL)
Joshua King

April King
By Joshua King
Attorney in Fact (SEAL)
April King by Joshua King, Attorney – In – Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Joshua King with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for April King, the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of April King, by himself as Attorney in Fact.

Witness my hand, at office, this 26th day of August, 2021.

_____
Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-4-2022

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $411,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
26th day of August, 2021.

_____
Notary Public
My commission expires:_____
File No. 2021-3249

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

## True Copy Certification

I, John A. Bell 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Leah Moore, a notary public for this county and state, John A. Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2025

Notary Seal (if on paper):



**Tennessee Certification of Electronic Document**

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/30/2021 (date ~~of document~~).

Affiant Signature

08/30/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 30th day of August, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025