Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: RES-21-5910B

Name and Address of New Owner:
Kelly Ann Kiernan
11684 Ventura Blvd, #493
Studio City, CA 91604

Karen Johnson Davidson County
Batch# 709822 DEEDWARR
09/03/2021 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20210903-0118869

Send Tax Bills To:
Kelly Ann Kiernan
11684 Ventura Blvd, #493
Studio City, CA 91604

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

Map & Parcel No: 091-06-3A-002.00

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, **Jessica Fought, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kelly Ann Kiernan, a married woman** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 2 of 5910 Carl Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 5910 Carl Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 201605230051692, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 5910 Carl Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160523-0051692, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jessica Fought, an unmarried woman, by Warranty Deed from Gala, LLC, a Tennessee limited liability company, recorded on July 19, 2017, of record in Instrument No. 20170719-0072649, Register's Office for Davidson County, TN.

This is improved property known as 5910 B Carl, Place, Nashville, TN 37209.

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 30th day of August, 2021.

Jessica Fought (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of August, 2021, before me personally appeared Jessica Fought, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of August, 2021.

Notary Signature
My commission expires:

LEAH MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

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 $600,000.00, 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
30th day of August, 2021.

Notary Public
My commission expires:_____
File No. 2021-3243

LEAH MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

Certificate of Authenticity

I, Adam LaFevor, 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 August 30, 31, 2021.

Affiant Signature

8/31/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 31 day of August, 2021.

Notary's Signature

My Commission Expires: 3/3/25

Notary's Seal

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. RES-21-5910B