WARRANTY DEED

Karen Johnson Davidson County
Batch# 709835 DEEDWARR
09/03/2021 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,772.30
20210903-0118883

A-SB-KW-20-836

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/12/24
(AFFIX SEAL)

LUTHER P. RAMSEY III
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Broadbent Cundiff		
(NAME)	(NAME)	**081 07 2L 002.00**
836 Goff St	New owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE KENDRICK GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN BROADBENT CUNDIFF,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Goff Street Residences II, A Horizontal Property Regime with Private Elements of record as Instrument No. 20180502-0041888 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to The Kendrick Group, LLC, by Warranty Deed from Jeffery Miller and wife, Julie Miller, of record in Instrument No. 20171114-0116975, in the Register's Office of Davidson County, Tennessee, dated November 08, 2017 and recorded on November 14, 2017.

This conveyance is subject to:

- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Re-Subdivision of Part of Lots Nos. 16, 17, & 18 Plan of Owen's Buena Vista Lots, as recorded in Instrument No. 20180420-0037631 and Instrument No. 20180918-0092610.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180502-0041888.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **836 Goff St, Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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/our hand(s) this the 31 DAY OF AUGUST, 2021.

The Kendrick Group, LLC

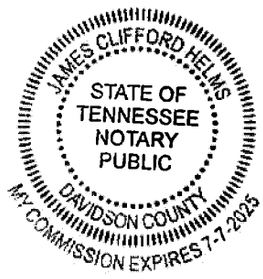
BY: _____
Philip Kendrick
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared PHILIP KENDRICK, 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 the MEMBER of THE KENDRICK GROUP, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as MEMBER.

Witness my hand and official seal, this the 31st of August, 2021.

_____
Notary Public
My Commission Expires: 7-7-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **Doné Oglesby**, 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 31, 2021**.

Date

Affiant Signature

09/01/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **1st** day of **September**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY