Karen Johnson Davidson County
Batch# 718525 DEEDWARR
09/17/2021 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20210917-0125041

WARRANTY DEED

MST 2021-1665

Amelia Swanson State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00

Jananne McKinnon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF September, 2021

Notary Public

MY COMMISSION EXPIRES: 4/24/2023.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cliff Marcus Schonewill and Yuri Seo	Champions Mortgage	171-08-0A-135.00-CO
(NAME) 320 Mayfield Station	(NAME) 10575 68th Ave Suite C2	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Seminole FL 33772	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Daniel McKinnon and Jananne McKinnon, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cliff Marcus Schonewill and Yuri Seo, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Cottonport Plantation, Phase 1 of record in Plat Book 6900, Page (s) 529 and 530, 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 a portion of the same property conveyed to George H. Kelly and Maxine A. Kelly, as tenants by the entirety by Warranty deed from Charlene D. Nowell and Valeria N. Nowell, both unmarried of record in Instrument No. 20051220-0152699 Register's Office for Davidson County, Tennessee, dated December 12, 2005 and recorded on December 20, 2005.

Being the same property conveyed to Daniel McKinnon and Jananne McKinnon, husband and wife by Warranty deed from George H. Kelly and Maxine A. Kelly, as tenants by the entirety of record in Instrument No. 20190405-0031215 Register's Office for Davidson County, Tennessee, dated March 29, 2019 and recorded on April 05, 2019.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 529 and 530, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7637, Page 925, amended in Book 8313, Page 932, and the By-Laws appended thereto in Book 7637, Page 966, amended in Book 10775, Page 37, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 7430, Page 784, amended in Book 7565, Page 57, Book 7824, Page 254, Register's Office for Davidson County, Tennessee. Charter for Cottonport Plantation Homeowners Association, Inc. of record in Book 7621, Page 600 and amended in Book 7981, Page 971, in the Register's Office

for Davidson County, Tennessee. Storm water easement of record in Book 7350, Page 137, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 320 Mayfield Station, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 14th DAY OF SEPTEMBER, 2021.

Daniel McKinnon

Jananne Horchi McKinnon

STATE OF Tennessee

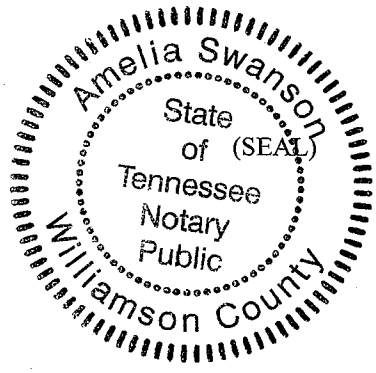
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Daniel McKinnon and Jananne McKinnon, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of September, 2021.

Notary Public

My commission expires: 4/24/2023



I, Jennifer Bennett, 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 this 15th day of September, 2021

Jennifer Bennett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Jennifer Bennett who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 14th day of September, 2021

My commission expires: 2/12/23

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY