NEW OWNER:
ONEDAJOY, LLC
711 LENOX AVENUE
MIAMI BEACH, FL 33139

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-1534

Map & Parcel No.: 11912007600

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 719175 **DEEDWARR**
09/17/2021 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.13

20210917-0125246

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Seventy-Four Thousand Nine Hundred and 00/100 Dollars ($274,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KATHERINE MCKEE** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **ONEDAJOY, LLC, a Florida Limited Liability Company,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 71 on the plan of Battlewood Section One, of record in Book 1835, Page 31, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property. Said Lot No. 71 fronts 82 feet on the northwesterly margin of Dover Road and extends back 232.7 feet on the northeasterly line and 288 feet on the southwesterly line to a dead line in the rear, measuring 101.95 feet thereon.

Being the same property conveyed to ELIZABETH R. MCKEE and KATHERINE MCKEE, both unmarried, as joint tenants with right of survivorship, by Warranty Deed from Jacquelyn Dibble Robinson and husband, Michael Galvin Robinson, dated December 10, 1987, and of record in Book 7424, Page 223, Register's Office for DAVIDSON County, Tennessee. Elizabeth R. McKee is now deceased; therefore, Katherine McKee is the surviving joint tenant to the property herein.

THIS IS IMPROVED PROPERTY more commonly known as **722 DOVER ROAD, NASHVILLE, TN 37211**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 1835, Page 31, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 9th day of September, 2021.

Katherine McKee
KATHERINE MCKEE

By: Elwood Headley
Elwood Headley, pursuant to Durable General Power of Attorney of record in Instrument No. 20210917-0125245, R. O. D.
C. T.

STATE OF Massachusetts

COUNTY OF Suffolk

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **ELWOOD HEADLEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **KATHERINE MCKEE** the within-named bargainors, as the free act and deed of the said **KATHERINE MCKEE.**

WITNESS my hand and official seal at office this 9th day of September, 2021.

Sarah T Brewster
NOTARY PUBLIC

My commission expires: Sept 7, 2023

SARAH T. BREWSTER
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
September 07, 2023

****

The actual consideration or value, whichever is greater, for this transfer is $274,900.00.

Vicki Jarvis
AFFIANT

Sworn to and subscribed to before me this 9th day of September, 2021.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022