This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-13634-LV

Karen Johnson Davidson County
Batch# 730705 DEEDWARR
10/05/2021 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,736.15
20211005-0133959

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $739,500.00.

Affiant

Subscribed and sworn to before me, this the 9th day of September, 2021.

Notary Public
My Commission Expires: 9/21/24

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Scott Grissom **304 McKennell Dr** **Nashville, TN 37206**	**New Owner**	072 16 3J 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jason D. Loggins**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Scott Grissom, unmarried man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 300 Mckennell Drive Residences, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 300 Mckennell Drive Residences, a Horizontal Property Regime, of record in Instrument No. 20190612-0056261, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jason D. Loggins, by Warranty Deed from Saving Graces LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20190612-0056262, in the Register's Office of Davidson County, Tennessee, dated June 10, 2019 and recorded on June 12, 2019.

This is ☒ improved or ☐ unimproved property located at: **304 Mckennell Drive, Nashville, TN 37206.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of September, 2021.

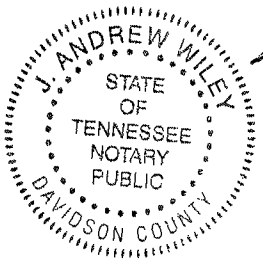
GRANTOR:

Jason D. Loggins

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jason D. Loggins, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

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



Notary Public
My Commission expires: November 8, 2021

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/9/21 (date of document).

Jennifer L. Pennell

9/9/21
Date

State of Tennessee
County of Williamson

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

Katherine Warren
Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

