Karen Johnson Davidson County
Batch# 738127 DEEDWARR
10/18/2021 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20211018-0139402

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0748

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kentwood Properties, LLC	New Owner	Map: 082050S00200CO
(NAME) 7011 Biscayne Avenue	(NAME)	
(ADDRESS) White Lake, MI 48383	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF EIGHT HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS ($860,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MYLES KELLY AND ELAINE KELLY, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KENTWOOD PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY,

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 Unit "B" Homes at 1613 5th Avenue North, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Homes at 1613 5th Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument No 20150302-0018091, 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 Homes at 1613 5th Avenue North, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in

Instrument No. 20150302-0018091, and Bylaws appended thereto as Exhibit "C", and Amendment at Instrument No. 20151125-0119656 said Register's Office, are incorporated hereby reference and made a part thereof the same as though copied herein for a more complete identification and description of said.

Being the same property conveyed to Myles Kelly and Elaine Kelly, husband and wife, by deed from Hart-Love Enterprises, LLC, a Tennessee Limited Liability Company, and RXR, LLC, a Georgia Limited Liability Company, of record in Instrument No. 20160518-0049645, dated May 16, 2016, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 21, Page 105, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Instrument No. 20150302-0018091, amended in Instrument No. 20151125-0119656, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 1613 B 5th Avenue N., Nashville, TN 37208
(House No.) (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 our hands this 12th day of October, 2021.

Myles Kelly

Elaine Kelly

STATE OF MISSOURI
COUNTY OF St Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Myles Kelly and Elaine Kelly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 12th day of October, 2021.

My Commission Expires:

Notary Public

JULIE M. KEHN
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 14929273
My Commission Expires Aug 21, 2022

JULIE M. KEHN
Notary Public - Notary Seal
St Louis County - State of Missouri
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My Commission Expires Aug 21, 2022

Certification of Recorded Documents

I, Laura Hamann, 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 October 14, 2021.

(AFFIANT) – Laura Hamann

10/14/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 14th day of October, 2021.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY