Karen Johnson Davidson County
Batch# 751956 DEEDWARR
11/09/2021 11:26:30 AM 5 pgs
Fees: $28.00 Taxes: $1,368.63
20211109-0149452

WARRANTY DEED

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson LB
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $369,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE ~~11TH~~ 2nd DAY OF NOVEMBER, 2021. LB.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8/21/23

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2490LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Mackenzie Kurth and Celia Kurth	-New owner-	060 16 0 205.00
2804 Oakwood Avenue		
Nashville, TN 37207		

FOR AND IN 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,

SCOTT D. REVEY AND JESSICA E. MEYER, HUSBAND AND WIFE

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

MACKENZIE KURTH AND CELIA KURTH, A MARRIED COUPLE

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. 1 on the Final Plat of Resubdivision of Parcel "A", Resubdivision Reserve Parcel "A", Section 1, Shepardwood Subdivision and Resubdivision of Reserve Parcel "B", Resubdivision of Reserve Parcel "A" of Jones Park Estates, of record in Instrument No. 20210811-0108476, 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 Scott Revey and wife, Jessica Meyer by Warranty Deed from Invent Communities, Inc., a Tennessee Corporation, dated November 20, 2017 and recorded November 22, 2017 in Instrument No. 20171122-0120109, Register's Office for Davidson County, Tennessee **and** BEING part of the same property conveyed to Scott D. Revey and Jessica E. Meyer, husband and wife, by Warranty Deed from Laura Hill f/k/a Laura B. Minor and Dwan Hill, wife and husband, dated November 17, 2017 and recorded November 21, 2017 in Instrument No. 20171121-0119407, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Parcel "A" Resubdivision Reserve Parcel "A", Section 1, Shepardwood Subdivision and Resubdivision of Reserve Parcel "B" Resubdivision of Reserve Parcel "A" of Jones Park Estates, as recorded in Plat Instrument No. 20210811-0108476.
4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4361, Page 11. (Note: Parcel No. 060 16 0 205.00).
5. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6405, Page 190. (Note: Parcel No. 060 16 0 290.00).
6. Easement for Construct and Maintain Electric Power Lines and Towers, recorded in Book 724, Page 159 and Book 787, Page 57. (Note: Parcel No. 060 16 0 205.00).
7. Easement recorded in Book 6850, Page 366 and Book 6850, Page 414. (Note: Parcel No. 060 16 0 290.00).

This is Improved property known as 2804 Oakwood Avenue, Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 25 day of October, 2021.

Jessica E. Meyer

Jessica E. Meyer

STATE OF FL

COUNTY OF Miami

Personally appeared before me, a Notary Public of said County and State, JESSICA E. MEYER, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Miami *city* FL *state*, this 25 day of October, 2021.

Notary Public

My Commission Expires: 07/20/2025

JOEL MEJIA
Notary Public
State of Florida
Comm# HH155874
Expires 7/20/2025

Witness my hand on the 1 day of November, 2021.

Scott D. Revey

STATE OF Florida

COUNTY OF Pinellas

Personally appeared before me, a Notary Public of said County and State, Scott D. Revey, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 St. Petersburg *city* FL *state*, this 1st day of november, 2021.

Megan Marie Gray
Notary Public State of Florida
My Comm. Expires 09/08/24
Commission# HH 40240

Notary Public Megan Gray

My Commission Expires: 09/08/24

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman do hereby make oath that I am a licensed attorney and/or 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 11/2/2021.

Jennifer A Hoffman
Affiant
Date: 11/3/2021

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 3rd day of November, 2021.

Allison M. Noble
Notary Public

My Commission Expires: _____

