WARRANTY DEED

Karen Johnson Davidson County
Batch# 756416 DEEDWARR
11/16/2021 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,581.75
20211116-0152783

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
HR Properties of Tennessee, a Tennessee general partnership 4219 Hillsboro Road, Suite 332 Nashville, TN 37215	New Owner	104-01-0-393.00

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, **Charles K. Kinzer and wife, Rita M. Kinzer**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **HR Properties of Tennessee, a Tennessee general partnership**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Wrenwood, as of record in Plat Book 1130, Page 55, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles K. Kinzer and wife, Rita M. Kinzer by Warranty Deed from Ronald K. Nevin, Limited Guardian for Hilda A. Terry, unmarried, by Order of the Probate Court for Davidson County, Tennessee, Docket No. 76994, dated 10/26/1987 and recorded 10/30/1987, of record in Book 7390, Page 948, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 3504 Wrenwood Drive, Nashville, TN 37205

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 the 3rd day of November, 2021.

Charles K. Kinzer

Charles K. Kinzer

Rita M. Kinzer

Rita M. Kinzer

STATE OF WASHINGTON

COUNTY OF Whatcom

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Charles K. Kinzer and Rita M. Kinzer with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 3rd of November, 2021.

Notary Public

My Commission Expires: 12-04-2021

(SEAL)

JACKSON BAKER NOTARY PUBLIC COMMISSION EXPIRES 12-04-2021 STATE OF WASHINGTON

CERTIFICATE OF AUTHENTICITY

I, Wesley D. Turner, 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 11/3/2021.

Date

Affiant Signature

11/9/2021

Date

State of Tennessee)

County of Davidson)

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

Notary's Signature

My Commission Expires: 10/17/2023

Date

Notary's Seal (if on paper)

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY