Karen Johnson Davidson County
Batch# 757157 DEEDWARR
11/17/2021 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,113.70
20211117-0153197

WARRANTY DEED

CHARLOTTE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 3-2-2025

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,000.00

Kayla Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

First Community Title & Escrow Company DBA Waterstone Title, 1608 Williams Drive, Ste 103, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Raymond Kinnard Jr.	New owner	135 12 0E 003.00 CO
(NAME)	(NAME)	
2404 Nashboro Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, Nathan K. Renfroe, a single man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymond Kinnard Jr., * 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:

*an unmarried man

Land in Davidson County, Tennessee, being Unit No. 203, as shown on the map entitled Phase One, Nashboro Village Tract #21, of record in Plat Book 4660, page(s) 159, as Amended by Instrument No. 20031118-0168332, and as now included in the Horizontal Property Regime, Private Element, Nashboro-Fairway Pointe, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nathan K Renfroe, a single man, by Warranty Deed from Ramy Mena, married, dated April 17, 2020, of record in Instrument No. 20200420-0041093, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Ramy Mena, by deed from Federal National Mortgage Association, of record in Instrument No. 20120426-0035752, dated April 2, 2012, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantors; All matters appearing on the Plan of record in Plat Book 4660, page 159, Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Record Book 11703, page 521, as Amended in Instrument No. 20031118-0168332; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2404 Nashboro Blvd., Nashville, TN 37217

(House Number) (Street) (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 my hand this 10th day of November, 2021.

Nathan K. Renfroe

State of Tennessee

County of Rutherford

On this 10th day of November, 2021, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Nathan K. Renfroe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 6/13/24

Notary Public

ROBIN BOWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, **Joshua A. Terry**, 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 11/10/21.

Affiant Signature

11/12/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/12/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON