RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 758044 **DEEDWARR**
11/19/2021 09:56:56 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50

20211119-0154070

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Todd Golwitzer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2021.

KEVIN L. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 10/2[illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Todd Golwitzer	SAME	Parcel ID: 147 10 0 073.00
(NAME)	(NAME)	
5047 Edmondson Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Alan McKenna, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Todd Golwitzer, an unmarried man**, 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:

A Certain tract or parcel of located in Davidson County, Tennessee, described as follows to – wit:

Being Lot Number 318 on the Plan of Section Five Caldwell Country Estates, of record in Plat Book 3300 at Page 16, Register's Office for Davidson County, Tennessee.

Said Lot No. 318 Fronts 93 feet on the Northwesterly side of Edmondson Pink and extends back 133 feet on the Northeasterly line and 133.8 feet on the Southwesterly line to a dead line in the rear on which it measures 109.6 feet

Included in the above legal description but excluded from this conveyance is a certain tract of land being described as follows:

Beginning at a point, said point being the Northeastern property corner 25 feet from the centerline of Edmondson Pike; thence along a curve to the left of radius 750 feet for 93 feet to a point; thence N 57 deg. 37 min. 45 sec. W for 5 feet to a point; thence S 50 deg. 31 min. 28 sec. E for 5 feet to the point of beginning.

Being the same property conveyed to Alan McKenna, by Quitclaim Deed from, Alan Mckenna and Michelle Mckenna, of record in Instrument No. 20071105-0130291, in the Register's Office of Davidson County, Tennessee, dated October 23, 2007 and recorded on November 05, 2007.

Being the same property conveyed to Alan Mckenna and wife, Michelle Mckenna, by Warranty Deed from Joseph Sladen Bradley, III and wife, Noemi Bradley, of record in Instrument No. 20041207-0145631, in the Register's Office of Davidson County, Tennessee, dated November 24, 2004 and recorded on December 07, 2004.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5047 Edmondson Pike, Nashville, TN 37211

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 18th day of NOVEMBER, 2021

Alan McKenna

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 18th day of November, 2021.

Notary Public

My Commission Expires:

(SEAL)

