Karen Johnson Davidson County
Batch# 762383 DEEDWARR
11/29/2021 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20211129-0157298

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 21103049** LINZIE HAHN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $195,000.00. Affiant Subscribed and sworn to before me, this 19th day of November, 2021. Notary Public My Commission Expires: 6/23/25

WARRANTY DEED

Address New Owner: Kevin McClenathan 1900 Richard Jones Road Unit A209 Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-15-0A-053.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James P. McCoin and Nicole Streiff McCoin, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin McClenathan, an unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A-209, on the Horizontal Property Regime for The Green Hills Terrace, as recorded in the Master Deed of record in Book 5304, page 702, amended in Book 7841, page 557, and as shown on plat of record in Plat Book 5200, page 64, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to JAMES P. MCCOIN, by deed from FRANCOIS A. BUSH AND MARC C. BUSH, of record in Instrument No. 20040105-0001294 , dated December 12, 2003 , said Register's Office.

Being further conveyed to JAMES P. MCCOIN AND NICOLE STREIFF MCCOIN, HUSBAND AND WIFE by quitclaim deed from JAMES P. MCCOIN, of record in Instrument No. 20191210-0127128, dated December 5, 2019, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 117-15-0A-053.00 CO.

Matters shown on the Plan of record in Book 5200, page 64, said Register's Office.

Master Deed of record in Book 5304, page 702, as amended and/or supplemented in Book 7841, page 557, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3879, page 569, said Register's Office.

Overhang Easement as set forth in Book 4317, page 162 , said Register's Office.

Dedication of Easement of record in Book 4320, page 896 , said Register's Office.

Grant of Easement of record as Instrument Nos. 20110930-0075704 and 20150814-0081514 , said Register's Office.

Rights of others in and to party walls.

This is improved property located at 1900 Richard Jones Road Unit A209 Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of November, 2021.

James P. McCoin

Nicole Streiff McCoin by James P. McCoin, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James P. McCoin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Nicole Streiff McCoin and that he is authorized by Nicole Streiff McCoin to execute this instrument on her behalf.

Witness my hand, at office, this 19th day of November, 2021.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

Certificate of Authenticity

I, Katie Smith, 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 11/19/21.
Date

KS
Affiant Signature

11/19/21
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 19 day of November, 2021.

Notary's Signature

My Commission Expires: 6/23/25
Date

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY