Karen Johnson Davidson County
Batch# 762467 DEEDWARR
11/29/2021 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $6,364.00
20211129-0157409

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210836964

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,720,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of November, 2021.

Notary Public
My Commission Expires: 9/21/24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joshua Kerr and Taylor Kerr 991 Greerland Drive Nashville TN 37204	New Owner	Tax Parcel ID No. 132-01-3C-001.00-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, **McKenzie Construction, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua Kerr and Taylor Kerr**, ("Grantees"), their 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 "A" on the plan of Homes at 991 Greerland, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 991 Greerland, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200807-0088165, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to MCKENZIE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY , by deed from TODD DAVID TOMPKINS AND SANDY B. TOMPKINS, HUSBAND AND WIFE, of record in Instrument No. 20200807-0088164, dated July 31, 2020, 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. 132-01-3C-001.00-CO.

Matters shown on the Plan of record in Plat Book 1424, pages 98 and 99 , said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20200807-0088165, said Register's Office.

This is improved property located at 991 Greerland Drive Nashville TN 37204

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 10th day of November, 2021.

McKenzie Construction, LLC

By: John N. Bornstein, Authorized Member

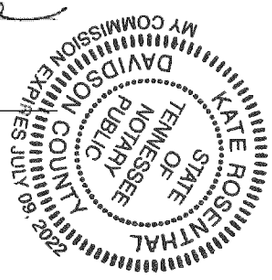
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Josh B. McKenzie, John N. Bornstein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself be the Authorized Member (or other officer authorized to execute the instrument) of McKenzie, LLC, a Tennessee Limited Liability Company, the within named bargainors, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 10th day of November, 2021.

Notary Public

My Commission Expires: _____



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on NOV. 10, 21 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

NOV. 10, 2021

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10 day of NOV., 2021.

Katherene Warren

Notary's Signature

My Commission Expires: 41322

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022