Karen Johnson Davidson County
Batch# 766215 DEEDWARR
12/02/2021 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $203.50
20211202-0159971

WARRANTY DEED

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$65,000.00 Taylor Anderson
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|30th DAY OF November,2021
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 10.12.2024
(AFFIX SEAL)

AMANDA S. YOUNG NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON CO

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 053
Devan McClish 1300 Dodson Street Nashville, Tennessee 37138	new owner 3102 A Wellington Ave Nashville TN. 37212	GROUP 03 0 PARCEL 159.00

For and in 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, we,

Jeffrey Kendig, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Devan McClish, an unmarried person
and
Brooke Mortimer, an unmarried person,
as joint tenants

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 unit located in Davidson County, Tennessee, being known and designated as Unit No. "B" of The Jeff Kendig Property, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Jeff Kendig Property, a Horizontal Property Regime, of record in Instrument No. 20211015-0138892, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B", page 19 of 27, to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jeffrey C. Kendig by Warranty Deed from Jack Kinle, III, a single man, dated January 22, 2021 and filed of record January 27, 2021 in Instrument No. 20210127-0012017, Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as **1300 Dodson Street, Nashville, Tennessee 37138.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 29th day of November, 2021.

Jeffrey Kendig

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jeffrey Kendig, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of November, 2021.

NOTARY PUBLIC

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
My Commission Expires
January 23, 2023

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Tennessee Certification of Electronic Document

I, Melissa Loew, 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 11/29/21 (date of document).

Affiant Signature

11/30/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10.12.2024

NOTARY'S SEAL

