Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Affiant

File Number: 21101039

Karen Johnson Davidson County
Batch# 766455 DEEDWARR
12/03/2021 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20211203-0160257

Subscribed and sworn to before me, this 124th day of November, 2021.

Notary Public
My Commission Expires: 4/26/2025

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
John Robertson Kinnett IV	Same As New Owner	070-04-0-012.00
2508 Gardner Lane		
Nashville, TN 37207		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joshua R. Frost, unmarried, and Precious Stevenson, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **John Robertson Kinnett IV, a single man, and Martha Lane Kinnett, a single woman,** hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Haynes Heights, Section II, as of record in Book 2331, Page 58, Register's Office for said County. Said Lot No. 65 fronts 100 feet on the southwesterly side of Gardner Lane, and runs back 333 feet on the southeasterly line and 3365 feet on the northwesterly line to a dead line in the rear on which it measures 100.1 feet thereon.

Being the same property conveyed to Joshua R. Frost, unmarried and Precious Stevenson, unmarried by Quitclaim Deed from Joshua R. Frost of record in Instrument No. 20190618-0058782 (Scrivener's Affidavit recorded in Instrument No. 2019100-0100228) Register's Office for Davidson County, Tennessee, dated June 18, 2019 and recorded on June 18, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

The subject property is neither the principle residence of Grantor nor his/her spouse or any dependent.

This property is improved property known as 2508 Gardner Lane, Nashville, TN 37207.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 24th day of November, 2021.

Joshua R. Frost

Precious Stevenson

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Joshua R. Frost and Precious Stevenson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 24th day of November, 2021.

Notary Public at Large
My Commission Expires: 2/22/25

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **November 24, 2021**.

Affiant Signature

11/24/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

24th day of **November**, 20 21.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

