Karen Johnson Davidson County
Batch# 769636 DEEDWARR
12/08/2021 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,077.55
20211208-0162553

WARRANTY DEED

JOHN SAMUEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $561,300.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 12/02/2021

NOTARY PUBLIC

MY COMMISSION EXPIRES 12/12/2023

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4935

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Marcus Bell and Alexis Bell	Legacy Home Loans	105-14-0-145.00
2215 Lindell Avenue	4004 Hillsboro Pike, Suite 216B	
Nashville, TN 37204	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Kennisis Group, LLC

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marcus Bell and Alexis Bell, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. Southerly 45 feet of Lot No. 23, Block 19 on the Plan of Yarbroughs Subdivision of Woodland of record in Plat Book 161, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of Lot No. 23 fronts 45 feet on the Westerly side of Lindell, formerly Wilson Avenue, and runs back between parallel lines 167.5 feet to an alley.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty deed from Erik G. DiNardo and Angelo A. DiNardo and Jean A. DiNardo of record in Instrument No. 20210422-0053837 Register's Office for Davidson County, Tennessee, dated April 21, 2021 and recorded on April 22, 2021.

Being the same property conveyed to Kennisis Group LLC by Warranty deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20210422-0054121 Register's Office for Davidson County, Tennessee, dated April 21, 2021 and recorded on April 22, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2215 Lindell Avenue, Nashville, TN 37204

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

NotaryCam Doc ID: 34ee4df7-f934-409c-a94d-4be031a7cfe4

Witness my hand on December ___, 2021.

Kennisis Group, LLC, a Limited Liability Company

By: Shawn Kling
Shawn Kling, Member

By: Keri Wright, Member
Keri Wright, Member

STATE OF Idaho

COUNTY OF Canyon

Before me, the undersigned, an online Notary Public of said County and State, personally appeared, by audio-visual communication, Shawn Kling, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of Kennisis Group, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this December 2, 2021.

LESLIE GATES
Notary Public - State of Idaho
Commission Number 20201891
My Commission Expires May 26, 2026

Notary Public

My Commission Expires: 5/26/2026

Completed via Remote Online Notarization using 2 way Audio/Video technology.

STATE OF Idaho

COUNTY OF Canyon

Before me, the undersigned, an online Notary Public of said County and State, personally appeared, by audio-visual communication, Keri Wright, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Member (or other officer authorized to execute the instrument) of Kennisis Group, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this December 2, 2021.

LESLIE GATES
Notary Public - State of Idaho
Commission Number 20201891
My Commission Expires May 26, 2026

Notary Public

My Commission Expires: 5/26/2026

File #: 2021-4935 Completed via Remote Online Notarization using 2 way Audio/Video technology.

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

NotaryCam Doc ID: 34ee4df7-f934-409c-a94d-4be031a7cfe4

202112080162553

Tennessee Certification of Electronic Document

I, John L. Bibb, 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 December 2, 2021 (date of document).

Affiant Signature

December 3, 2021
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 3rd day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

