Name and Address of New Owner:
Nathan M. Becker and John R. Goena
6119a Neighborly Avenue
Nashville, TN 37209

Karen Johnson Davidson County
Batch# 771621 DEEDWARR
12/10/2021 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20211210-0164090

Send Tax Bills To:

New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 103 01 0I 003.00

NTN-1361036

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **John Kinna and Juli Kinna, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nathan M. Becker, unmarried, and John R. Goena, unmarried,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A, TOGETHER WITH COMMON AREAS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NEIGHBORLY VILLAGE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AS INSTRUMENT NO. 20180508-0044025 AS AMENDED INSTRUMENT NO: 20180511-0045421, AND INSTRUMENT NO: 20200302-0023237 AND INSTRUMENT NO. 20201203-0140597 AND BEING SHOWN ON PLAT ATTACHED THERETO AS EXHIBIT "B", IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Being the same property conveyed to John Kinna and Juli Kinna, husband and wife by Warranty Deed from Southern Comfort Homes, LLC of record as Instrument No. 20210105-0001300 in the Register's Office for Davidson County, Tennessee, dated December 30, 2020 and recorded on January 5, 2021.

Being also known as 6119A Neighborly Avenue, Nashville, TN 37209/ Parcel No. 103 01 0I 003.00

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7 day of December, 2021.

_____(SEAL)
John Kinna

_____(SEAL)
Juli Kinna

STATE OF AZ
COUNTY OF Maricopa

On this 7 day of December, 2021, before me personally appeared John Kinna and Juli Kinna, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand this 7 day of December, 2021.

_____
Notary Signature
My commission expires: 6/30/2025

Linda D Placencia
Notary Public - Arizona
Maricopa County
My Commission Expires
June 30, 2025
#606978

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $585,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
8th day of December, 2021.

_____
Notary Public
My commission expires: My Commission Expires October 21, 2024
File No. 2021-3798

MELINDA C. BOURDON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/21/2024
RUTHERFORD COUNTY

True Copy Certification

I, Edward Cooper, do hereby make oath that I am the 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 8th 2021**

Edward Cooper
Dated: **December 8th 2021**

State of Tennessee)

County of Wilson)

Personally, appeared before me, Melinda C. Bourdon, a notary public for this state, Edward Cooper, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MELINDA C. BOURDON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/21/2024
RUTHERFORD COUNTY

Melinda C. Bourdon

My Commission Expires: October 21, 2024

DATED: **December 8th 2021**