STATE OF Tennessee
COUNTY OF ~~Sumner~~ DAVIDSON
CMC

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2021.

Notary Public
MY COMMISSION EXPIRES:
File No. G21-14667

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Karen Johnson Davidson County
Batch# 774099 **DEEDWARR**
12/15/2021 11:03:01 AM 2 pgs
Fees: $13.00 Taxes: $2,386.50

20211215-0165589

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kinloch Partners, LLC (NAME)	NEW OWNER (NAME)	072-14-1Z-002.00 CO
1915 North Damen Avenue, APT F (STREET ADDRESS)	(STREET ADDRESS)	
Chicago, IL 60647 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Konya Williams and Jennifer Webb, as tenants in common**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kinloch Partners, LLC, a Georgia Limited Liability Company**, 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:

LAND in Davidson County, Tennessee, being Unit 1622A of 1622 Cahal Avenue, a Townhouse Planned Unit Development, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for 1622 Cahal Avenue, a Townhouse Planned Unit Development, of record in Instrument No. 20201216-0148908, as amended in Instrument No. 20210416-0051012, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 1622 Cahal Avenue, a Townhouse Planned Unit Development, as shown on Exhibit "A" to the Amendment to Declaration of record in Instrument No. 20210416-0051012, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

BEING part of the same property conveyed to Jennifer Webb and Konya Williams, as tenants in common, by Quitclaim Deed from Konya Williams, dated 4/14/2021 and recorded 4/20/2021 in Instrument No. 20210420-0052701; and being the same property previously conveyed to Konya Williams, by Quitclaim Deed from Jennifer Webb, dated 4/7/2021 and recorded 4/16/2021 in Instrument No. 20210416-0051011; and being part of the same property previously conveyed to Jennifer Webb and Konya Williams, as tenants in common, by Warranty Deed from Kisha Hollands Batey Turner, a married woman, dated 8/31/2020 and recorded 8/31/2020 in Instrument No. 20200831-0098605, in the Register's Office of Davidson County, Tennessee.

This being investment property only, having never been the personal residence of either Grantor at any time, Grantors 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. 26-2-301 or other similar statute therein.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1622A Cahal Avenue, Nashville, TN 37206.

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. Whenever 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/our hand(s) this 10th day of December, 2021.

Konya Williams

Konya Williams

Jennifer Webb

Jennifer Webb

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 10th day of December, 2021, before me personally appeared Konya Williams and Jennifer Webb, 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, at office, this 10th day of December, 2021.

Preston D Matthews

Notary Signature
My commission expires: 6/7/25

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066