Karen Johnson Davidson County
Batch# 794170 DEEDWARR
01/21/2022 03:38:14 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20220121-0008299

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11.22.25
(AFFIX SEAL)

JUDY REED
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0663-22

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michelle S. Kesner and Michael Kesner, wife and husband	Michelle S. Kesner and Michael Kesner, wife and husband	081-02-4F-005.00-CO
(NAME) 2128 24th Avenue N	(NAME) 2128 24th Avenue N	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Thousand And No/100 Dollars ($700,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **GREGORY N. WYRICK,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHELLE S. KESNER AND MICHAEL KESNER, WIFE AND HUSBAND,** 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 No. 5, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for Pecan Row, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20180402-0030422 and amended in Instrument No. 20181029-0107076, 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 Gregory N. Wyrick by Warranty deed from Buena Vista Partners, a Tennessee General Partnership of record in Instrument No. 20191004-0101720 Register's Office for Davidson County, Tennessee, dated September 26, 2019 and recorded on October 04, 2019.

This is:
unimproved ☐
improved ☒ property, known as 2128 24th Avenue N, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 12th day of January, 2022.

Gregory N. Wyrick, by Attorney in Fact
Gregory N. Wyrick by Austin Wyrick, Attorney-in-fact

State of Tennessee
County of Davidson

On this 12th day of January, 2022, before me personally appeared Austin Wyrick, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Gregory N. Wyrick acknowledged that such
person executed the same as the free act and deed of Gregory N. Wyrick.

Witness my hand at office, this 12th day of January, 2022.

Notary Public

My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY