Karen Johnson Davidson County
Batch# 800682 DEEDWARR
02/04/2022 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,198.80
20220204-0013382

THIS INSTRUMENT PREPARED BY AND RETURN TO: **MHPS Title & Escrow, LLC** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $324,000.00. AFFIANT Subscribed and sworn to before me, this 14th day of January, 2022 NOTARY PUBLIC My Commission Expires: May 5, 2025

KATIE ESCHLIMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Rae Kenner and Mark Keener/Ann Kendrick 400 Herron Drive, Unit 319 Nashville, TN 37210	New Owner	105-12-0B-059.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 14th day of January 2022, the undersigned, **TM Investment, LLC, a Tennessee Limited Liability Company** hereinafter called the Grantor, has bargained, sold, and by these presents does transfer and warrant to **Rae Keener, an unmmarried woman, and Mark Keener and Ann Kendrick, husband and wife,** hereinafter called the Grantees, and Grantees' successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, and having an address of and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 319 of Alloy Condominium, described in the Declaration for Alloy Condominium, of record in Instrument No. 20161123-0123972, amended in Instrument No. 20170616-0060696 and 20180530-0051643, Registers Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to TM Investment, LLC, a Tennessee limited liability company, by deed dated July 24, 2018, and recorded July 30, 2018, from Alloy, LLC, a

Tennessee limited liability company, of record in Instrument Number 20180730-0074287, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for 2022 and subsequent years a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Fairview Park, Section One, as recorded in Plat Book 4660, Page 169.
- Subject to Declaration of Alloy Condominium of record in Instrument No. 20161123-0123972, amended in Instrument Nos. 20170616-0060696 and 20180530-0051643, and Partial Assignment of Declarant's Rights of record in Instrument No. 20161123-0123977, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument No. 20161123-0123973, Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities and Drainage of record in Deed in Book 5229, Page 212, Register's Office for Davidson County, Tennessee.
- Easement for Underground Cable of record in Book 10219, Page 374, Register's Office for Davidson County, Tennessee.
- Easement to U.S. Sprint Telecommunications of record in Instrument No. 20140114-0003778 and Affidavit of record in Instrument N. 20140416-0031703, Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument No. 20171127-0120866, Register's Office for Davidson County, Tennessee.
- Subject to Charter Right-of-Way of Louisville and Nashville Railroad.
- Any and all existing easements and restrictions as shown of record no stated herein.

This is improved property known as 400 Herron Drive, Unit 319, Nashville, TN 37210.

TO HAVE AND HOLD unto Grantee in fee simple, Grantor covenants lawful seizin and possession, right to convey, and that the land is unincumbered, and will warrant and defend the title thereto against all lawful claims. This the 14th day of January, 2022.

TM Investment, LLC

Authorized Agent

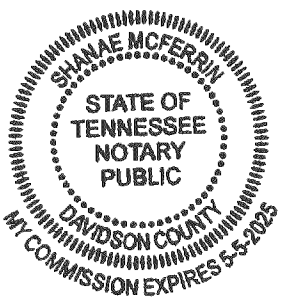
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **TM Investment, LLC,** a Tennessee Limited Liabilty Company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of January, 2022

Notary Public

My Commission Expires: 5/5/2025



Certificate of Authenticity

I, Jackson Bond, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally, appeared before me, Jennifer Morgan, a notary public for this county and state, Jackson Bond who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Morgan

Notary's Signature

My Commission Expires: 11/01/2024.

Notary's Seal (if on paper)

JENNIFER MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

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