THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220339969** Karen Johnson Davidson County Batch# 841346 DEEDWARR 04/18/2022 02:43:08 PM 2 pgs Fees: $13.00 Taxes: $2,775.00 20220418-0044379	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $740,000.00. Affiant Subscribed and sworn to before me, this 14th day of April, 2022. Notary Public My Commission Expires: ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Nov. 22, 2025

WARRANTY DEED

Address New Owner: Drew Kiel and Cassandra A. Kiel 621 Freedom Place Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 090-12-4I-002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mack Props, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Drew Kiel and Cassandra A. Kiel, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Unit B on the Plan of Freedom Cottages, a Townhouse Planned Unit Development as reference on the Declaration of Protective Covenants, Conditions and Restrictions for Freedom Cottages recorded in Instrument No. 20200903-0100882 Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Mack Props, LLC, a Tennessee Limited Liability Company by Warranty deed from Ronald W. Spence, unmarried of record in Instrument No. 20200903-0100881 Register's Office for Davidson County, Tennessee, dated August 31, 2020 and recorded on September 3, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 3300, Page 3, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3247, Page 333, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200903-0100882 and amended in 20210126-0011332, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42

of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

This is improved property located at 623 Freedom Place Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of April, 2022.

Mack Props, LLC

By: Abby Benson, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Abby Benson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of Mack Props, LLC, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in her above-stated capacity.

Witness my hand, at office, this 14th day of April, 2022.

Notary Public
My Commission Expires:

