WARRANTY DEED

Karen Johnson Davidson County
Batch# 843176 DEEDWARR
04/20/2022 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $5,735.00
20220420-0045817

State of Tennessee
County of ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEGAN DUPRIEST NOTARY PUBLIC TENNESSEE My Comm. Exp. 5/24/2025 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Jaunich, II, Trustee of The Jaunich 2012 Irrevocable Grandchilden's Trust f/b/o Kyle Telford Jaunich u/a/d April 30, 2012	Robert Jaunich, II, Trustee of The Jaunich 2012 Irrevocable Grandchilden's Trust f/b/o Kyle Telford Jaunich u/a/d April 30, 2012	11608002800
(NAME)	(NAME)	
198 Kenner Avenue	198 Kenner Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Meg MacDonald** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert Jaunich, II, Trustee of The Jaunich 2012 Irrevocable Grandchilden's Trust f/b/o Kyle Telford Jaunich u/a/d April 30, 2012,** 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 the southeasterly 66 feet front of Lot No. 28 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for Davidson County, Tennessee and described as follows:

Beginning on the Northeasterly margin of Kenner Avenue at the corner of Lots 28 and 29; thence with the Northeasterly margin of said Avenue, Northwesterly 66 feet; thence Northeasterly parallel with the line between said two lots 180 feet, more or less, to the Southwesterly margin of a 10 foot reserved strip; thence with the Southwesterly margin of said strip, Southeasterly 82 feet, more or less, to the corner of said Lots Nos 28 and 29; thence Southwesterly with the line between said two lots, 230 feet to the beginning.

Being the same property conveyed to Meg MacDonald, unmarried by deed dated August 23, 2019 from Brian Kelsey and Meredith D. Kelsey, husband and wife of record in Instrument No. 20190826-0085247, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 198 Kenner Avenue, Nashville, TN 37205
(House Number) (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 my/our hands this 13th day of April, 2022.

Meg MacDonald

Terri Clark joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which she may have in the herein described property by virtue of her marriage to Meg MacDonald.

State of Tennessee
County of Davidson

On this 13th day of April, 2022, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Meg MacDonald and Terri Clark the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 13th day of April, 2022.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 22-Jaunich

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a 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 4/13/22.

Affiant Signature

4/13/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/13/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON