Karen Johnson Davidson County
Batch# 852230 DEEDWARR
05/09/2022 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20220509-0052797

Warranty Deed

ERIC HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 06, 2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $800,001.00. Affiant Subscribed and sworn to before me, this the 29th day of April, 2022. Notary Public My commission expires: 3/6/24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jennifer Lynn McKenna Jordan Daniel McKenna	Eustis Mortgage Corp dba Prosperity Mortgage ~~New Owner(s)~~	072-02-0-178.00
3715 Burrus Street	1820 Swarthmore Ave.	
Nashville, TN 37216	Lakewood, NJ 08701	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GREENWOOD BAM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER LYNN MCKENNA AND JORDAN DANIEL MCKENNA, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No . 98 on the Plan of E.B Craig's Subdivision of record in Plat Book 894, Page 640, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Robert R. Hoover and wife, Mary Moore Hoover by Warranty deed from Larry R. Ellis and wife, Rita Ellis: and J. E. Rapp and wife, Donna Rapp of record in Book 4971, page 418 Register's Office for Davidson County, Tennessee, dated September 14, 1975 and recorded on November 17, 1975.

Final Decree between Robert R. Hoover and Mary Moore Hoover, and recorded on June 22, 2005, recorded in Instrument No. 20050622-0013611.

No Deed recorded from Mary Moore Hoover to Robert Raymond Hoover as per divorce decree.

Being the same property conveyed to Greenwood BAM, LLC, a Tennessee Limited Liability Company by Warranty deed from Robert Raymond Hoover, Married of record in Instrument No. 20210125-0010764 Register's Office for Davidson County, Tennessee, dated January 08, 2021 and recorded on January 25, 2021 .

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3715 Burrus Street, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of April, 2022.

Greenwood BAM, LLC,
a Tennessee Limited Liability Company

By: _____
Derrick Royer, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Derrick Royer, Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member of Greenwood BAM, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 29th day of April, 2022.

_____
Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
March 06, 2024

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 4/29/22 (date of document).

Affiant Signature

4/29/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 29 day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

