Karen Johnson Davidson County
Batch# 853502 DEEDWARR
05/11/2022 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,834.20
20220511-0053853

Warranty Deed

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $766,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 29th day of April, 2022. Eliza Whitfield Notary Public My commission expires:

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:
Kinga Fluder Jonathan Rydburg	New Owner	072-14-1Z-001.00-CO
1622 Cahal Avenue, Unit B		
Nashville, TN 37206		

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, **KINLOCH PARTNERS, LLC, A GEORGIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KINGA FLUDER, A SINGLE PERSON AND JONATHAN RYDBURG, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHTS OF SURVIORSHIP,** 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: KF JR

Land in Davidson County, Tennessee, being Unit 1622B of 1622 Cahal Avenue, a Townhouse Planned Unit Development, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for 1622 Cahal Avenue, a Townhouse Planned Unit Development, of record in Instrument No. 20201216-0148908, as amended in Instrument No. 20210416-0051012, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 1622 Cahal Avenue, a Townhouse Planned Unit Development, as shown on Exhibit "A" to the Amendment to Declaration of record in Instrument No. 20210416-0051012, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being a portion of the same property conveyed to Kisha Hollands Batey, unmarried by Warranty deed from Charles L. Cartwright, unmarried of record in Instrument No. 20060105-0001517 Register's Office for Davidson County, Tennessee, dated December 20, 2005 and recorded on January 05, 2006.

Being a portion of the same property conveyed to Jennifer Webb and Konya Williams, as Tenants in Common by Warranty deed from Kisha Hollands Batey Turner, a married woman of record in Instrument No. 20200831-0098605 Register's Office for Davidson County, Tennessee, dated August 31, 2020 and recorded on August 31, 2020.

Being a portion of the same property conveyed to Konya Williams, her successor and Assigns by Quitclaim deed from Jennifer Webb of record in Instrument No. 20210416-0051011 Register's Office for Davidson County, Tennessee, dated April 07, 2021 and recorded on April 16, 2021.

Being a portion of the same property conveyed to Jennifer Webb and Konya Williams, as Tenants in Common by Quitclaim deed from Konya Williams of record in Instrument No. 20210420-0052701 Register's Office for Davidson County, Tennessee, dated April 14, 2021 and recorded on April 20, 2021.

Being the same property conveyed to Kinloch Partners, LLC, a Georgia Limited Liability Company by Warranty deed from Konya Williams and Jennifer Webb, as tenants in common of record in Instrument No. 20211215-0165590 Register's Office for Davidson County, Tennessee, dated December 10, 2021 and recorded on December 15, 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 1622 Cahal Avenue, Unit B, Nashville, TN 37206, 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.

Kinloch Partners, LLC, a Georgia Limited Liability Company

By: _____

Bruce W. McNeilage, Authorized 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 Bruce W. McNeilage, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of Kinloch Partners, LLC, a Georgia Limited Liability Company, and that he, 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 28th day of April, 2022.

_____
Notary Public

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 05/03/2022 ____ (date of document).

Affiant Signature

05/03/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 3 day of May, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025