Karen Johnson Davidson County
Batch# 860476 DEEDWARR
05/23/2022 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,811.15
20220523-0059361

# Warranty Deed

| | |
|---|---|
| ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $489,500.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 13th day of May, 2022.<br><br>Notary Public<br><br>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: |
|---|---|---|
| Carlson Holdings, LLC | New Owner | 105-14-0C-827.00 |
| 9712 Windsor Drive | | |
| Lee's Summit, MO 64086 | | |

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, **MATTHEW MCKNEW AND LARA MCKNEW, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARLSON HOLDINGS, LLC, A MISSOURI LIMITED LIABILITY COMPANY**, 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 Unit No. 827, on the Horizontal Property Regime for The Park at Melrose Park Condominiums, as recorded in the Master Deed of record in Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, to dl of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in mid Master Deed.

Being the same property conveyed to Mark Jeffrey Block, an unmarried man by Warranty deed from Hillview Village Partnership, a Tennessee general partnership of record in Instrument No. 20091105-0102528 Register's Office for Davidson County, Tennessee, dated October 30, 2009 and recorded on November 05, 2009.

Being the same property conveyed to Matthew McKnew and Lara McKnew, husband and wife by Warranty deed from Mark Jeffrey Block, an unmarried man of record in Instrument No. 20210707-0091321 Register's Office for Davidson County, Tennessee, dated July 02, 2021 and recorded on July 07, 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 2310 Elliott Avenue, Unit 827, Nashville, TN 37204, 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 13th day of May, 2022.

**Matthew McKnew**

**Lara McKnew**

STATE OF MARYLAND
COUNTY OF Frederick

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew McKnew and Lara McKnew, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of May, 2022.

Notary Public

My Commission Expires: 12/02/2024

Inga L. Kennedy
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
MY COMMISSION EXPIRES December 02, 2024

Inga L. Kennedy, Notary Public
Title Insurance Producer- MD
16703 Buford Dr
Williamsport, MD 21795
TIPIC# 99564

**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 05/17/2022 ____ (date of document).

Affiant Signature

05/17/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 17 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

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