Karen Johnson Davidson County
Batch# 861462 DEEDWARR
05/24/2022 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $9,065.00
20220524-0059949

Name and Address of New Owner:
The Luxury Line, LLC
301 Osie Street
Gillespie, IL 62033

Send Tax Bills To:
Same as new owner

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 118-01-0-278.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kevin H. McKay and wife, Laura L. McKay**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **The Luxury Line, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Easterly 41 feet of Lot No. 41 on the Plan of Montrose Place of record in Plat Book 57, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of said Lot No. 41 fronts 41 feet on the Northerly side of Gilmore Avenue, and runs back between parallel lines, 160 feet to an Alley.

Being the same property conveyed to Kevin H. McKay and wife, Laura L. McKay by Warranty Deed from Marshall Hall, of record in Instrument No. 20170503-0043448, Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on May 03, 2017. (Value of consideration shown in aforementioned deed $1,150,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of May, 2022.

Kevin H. McKay (SEAL)
Kevin H. McKay

Laura L McKay (SEAL)
Laura L. McKay

STATE OF Texas
COUNTY OF Harris

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

Witness my hand and seal this 17th day of May, 2022.

Kaila Campbell
ID NUMBER
COMM. EXPIRES
January 28, 2024

Kaila Campbell
Notary Public
My commission expires: 01/28/2024

Notarized online using audio-video communication

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

Notary Public
My commission expires: 9-2-2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. ST-22-445

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5.17.2022

Affiant Signature

5.17.2022
Date

State of Tennessee
County of Davidson

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

Notary Signature

My Commission Expires: 9.2.2024

