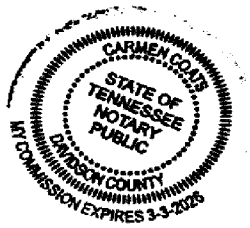
Karen Johnson Davidson County
Batch# 869864 DEEDWARR
06/13/2022 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20220613-0066795



STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $510,000.00.

Affiant

Sworn to and subscribed before me this 1st day of June, 2022.

Notary Public
My Commission Expires:_____

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Lauren A Kinney and Noah N Kinney	1206 60th Avenue North	~~Owner etc~~ LINCOLN HOME LOANS LLC	
1206 60th Avenue North		410 BURTON HILLS BLVD #200	091-06-0L-004.00-CO
Nashville, TN 37209	Nashville, TN 37209	NASHVILLE, TN 37215	

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **I, Matthew Thomas Clark and Amy Joy Spyker, k/n/a Amy Joy Clark, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Lauren Ashley Kinney and Noah Kinney, Wife and Husband,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Unit No. 4 as shown on the Plan of Treaty Oaks Cottages, a Horizontal Property Regime with Private Elements, having been established by the Declaration of Covenants, Conditions and Restrictions of Treaty Oaks Cottages of record in Instrument No . 20141120-0107174, as amended in Instrument No. 20150113-0003651, and Instrument No. 20150814-0081914, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more compete description.

Being the same property conveyed to Matthew Clark and Amy Spyker by Warranty deed from HR Properties of Tennessee of record in Instrument No. 20160923-0100753 Register's Office for Davidson County, Tennessee, dated September 12, 2016 and recorded on September 23, 2016.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2022, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 421, Page 169, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20141120-0107174 as amended in Instrument No. 20150113-0003651, 20150814-0081914, 20160826-0089501, 20160922-0099884,

20190228 0018398, 20180725-0072479 and 20190228-0018398, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Easement of record in Book 5039, Page 863, in the Register's Office for Davidson County, Tennessee.
Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20140916-0084730, in the Register's Office for Davidson County, Tennessee.
Charter of record in Instrument Number 20170104-0000640, in the Register's Office for Davidson County, Tennessee.
Easement Agreement of record in Instrument Number 20181121-0114523, in the Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20140707-0059372, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 1st day of June, 2022.

Matthew Thomas Clark

Amy Joy Spyker, k/n/a Amy Joy Clark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Matthew Thomas Clark and Amy Joy Spyker, k/n/a Amy Joy Clark** acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 1st day of June, 2022.

NOTARY PUBLIC
My Commission Expires: 10/26/24

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Tennessee Certification of Electronic Document

I, Steven T. Mills, 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 06/06/2022 ____ (date of ~~document~~).

Affiant Signature

06/06/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 6 day of June, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025