Karen Johnson Davidson County
Batch# 879282 DEEDWARR
06/28/2022 09:45:37 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20220628-0074060

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
McKenzie Construction	New Owner	091 15 0 054.00
(NAME) 2520 Eugenia Avenue	(NAME)	
(ADDRESS) Nashville TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JENNIFER CHANCE AND KERRI HELTON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MCKENZIE CONSTRUCTION LLC, A LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTEES, 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 a part of Block 5 on the Plan of Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Additions to Nashville, of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made by William Collier Parrish, Associates-Civil Engineers, October 10, 1958, as follows, to wit:

Beginning at an iron pin in the North margin of Elkins Avenue, 150 feet East of the East margin of 54th Avenue, North; thence Northerly 146 feet to an old tree line, said point being 166.6 feet East of the East margin of 54th Avenue, North; thence Easterly along said old tree line, parallel to Elkins Avenue, 60 feet to a point 4 feet South of an iron pin; thence Southerly 146 feet to an iron pin in the North margin of Elkins Avenue; thence with the margin of the same, Westerly 60 feet to the point of beginning.

Being the same property conveyed to David N. Helton, by Warranty Deed from Clyde M. Helton, of record in Book 9273, Page 697, in the Register's Office of Davidson County, Tennessee, dated March 02, 1994 and recorded on March 09, 1994. David N. Helton died intestate on December 4, 2020, leaving as heirs, Jennifer Chance and Kerri Helton, according to Case NO. 22P345 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Kenny Carter AKA Kendrick Carter, Paula Manion, and Richard Smith join in this conveyance to convey any interest that they may have, see Affidavit of Heirships recorded in Instrument No. 20220628-0074055 and Instrument No. 20220628-0074056 said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This property is commonly known as: 5314 Elkins Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand(s) this 23rd day of June, 2022

LT&E File #19317

Jennifer Chance

Jennifer Chance

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of June, 2022, before me personally appeared Jennifer Chance, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of June, 2022.

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 11/3/25

Kerri Helton

Kerri Helton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of June, 2022, before me personally appeared Kerri Helton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of June, 2022.

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 11/3/25

Kenny Carter By Jennifer Chance atty in fact

Kendrick Carter AKA Kenny Carter by Jennifer Chance his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of said State and County aforesaid personally appeared Jennifer Chance, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kendrick Carter AKA Kenny Carter, as his lawful Attorney-In-Fact, and that Jennifer Chance executed same as the free act and deed of the said Kendrick Carter AKA Kenny Carter his lawful Attorney-In-Fact.

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 11/3/25

Paula Manion By Jennifer Chance atty in fact

Paula Manion by Jennifer Chance her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of said State and County aforesaid personally appeared Jennifer Chance, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Paula Manion, as her lawful Attorney-In-Fact, and that Jennifer Chance executed same as the free act and deed of the said Paula Manion as her lawful Attorney-In-Fact.

Witness my hand, at office, this 23rd day of June, 2022.

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 11/3/25

Richard Smith by Jennifer Chance his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of said State and County aforesaid personally appeared Jennifer Chance, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Richard Smith, as his lawful Attorney-In-Fact, and that Richard Smith executed same as the free act and deed of the said Jennifer Chance his lawful Attorney-In-Fact.

Witness my hand, at office, this 23rd day of June, 2022.

Notary Signature
My commission expires: 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY