Karen Johnson Davidson County
Batch# 890903 DEEDWARR
07/19/2022 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20220719-0082721

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $**440,000.00**

Subscribed and sworn to before me this 15th day of July, 2022.

Julie Bailey — Amanda Allen

Notary Public **Affiant**

My Commission Expires: 9-2-2024

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Kimberlee Kruesi & Seth Ogilvie **828 Youngs Lane** **Nashville, TN 37207**	Churchill Mortgage 1749 Mallory Lane Ste 100 Brentwood TN 37027	070-08-0-225.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **REDEMPTION PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, has this day bargained and sold, and does hereby transfer and convey unto the said **KIMBERLEE KRUESI AND SETH OGILVIE, WIFE AND HUSBAND**, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee being part of Lot No. 30, Free Silver Plan, as of record in Book 332, page 46, Register's Office for said County, more particularly described according to a survey made by William C. Parrish, Civil Engineer, on March 27, 1958, as follows:

Beginning at a spike located in the center line of Youngs Lane. said spike being 86.7 feet North 88 degrees 21 minutes East from another spike in the center line of said Young's Lane, which point is an extension of the Easterly line of Lot No. 6 on the Map of Riverside Homes, as of record in Plan Book 2330, page 108, Register's Office for Davidson County, Tennessee; thence North 85 degrees 30 minutes East 146 feet to a spike; thence North 87 degrees 29 minutes East 57.0 feet to a spike in the center of said Youngs Lane: thence South 30 degrees 16 minutes West 51 feet to a point in the center of a creek: thence with the center of said creek South 63 degrees 46 minutes West 69.4 feet; thence South 10 degrees 26 minutes West 158.5 feet: thence South 52 degrees 54 minutes. West 111.1 feet; thence South 28 degrees. 26 minutes. West 21.8 feet to an iron pin in the center of said creek; thence North 3 degrees. 25 minutes. East 299.05 feet to the point of beginning, containing 0.77 acres more or less.

Being the same property conveyed to Redemption Properties, LLC, a Tennessee limited liability company by Warranty deed from Jackie Jones and Phyllis Jones, Heirs to the Estate of Johnnie Irene Jones of record in Instrument No. 20190130-0008865 Register's Office for Davidson County, Tennessee, dated January 28, 2019 and recorded on January 30, 2019. The said Johnnie

Irene Jones became deceased on December 23, 2010 leaving her children Jackie Jones and Phyllis Jones as her surviving heirs at law. See Affidavit of Heirship of record in Instrument 20190130-0008864, in the Register's office of Davidson County, Tennessee.

Being improved property also known as: 828 Youngs Lane Nashville, Tennessee 37207.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 15th day of July, 2022.

Shannon L Lane, member

REDEMPTION PROPERTIES, LLC
By: Shannon L. Lane, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **Shannon L. Lane**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person to be a member and authorized agent of Redemption Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that such authorized agent executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Company as an authorized agent.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 15th day of July, 2022.

My Commission Expires:

Mary Birthright
NOTARY PUBLIC

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

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 07/19/2022 ____ (date of document).

Affiant Signature

07/19/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 19 day of July, 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