Karen Johnson Davidson County
Batch# 893659 DEEDWARR
07/25/2022 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20220725-0084976

WARRANTY DEED

MARGARET PHILPOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $680,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/22/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3941

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Michael McKinney and Isabella Stepanovic	InterLinc Mortgage Services, LLC	072 06 4E 002.00
1211B Keller Avenue	5875 N. Sam Houston Pkwy W. Ste 300	
Nashville, TN 37216	Houston, TX 77086	

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

Joshua Brock Hamilton and Ashley Jo Kimberlin n/k/a Ashley Hamilton, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael McKinney, an unmarried man, and Isabella Stepanovic, an unmarried woman, tenants in common with Rights of Survivorship

HEREINAFTER CALLED THE GRANTEE(S), 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 B on the Plan included as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for 1211 Keller Avenue Residences", of record in Instrument Number 20180626-0061539, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joshua Brock Hamilton, unmarried man and Ashley Jo Kimberlin, unmarried woman, as joint tenants with right of survivorship, by deed dated 05/22/2019, and recorded 05/24/2019, from Nashville Jersey Holdings, LLC dba Twelve Eleven Keller, LLC, a Tennessee limited liability company, of record in Instrument Number 20190524-0049198, as corrected by Scrivener's Affidavit recorded on 07/17/2019 in Instrument Number 20190717-0069789, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1211B Keller Avenue Nashville, TN 37216

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on July 22, 2022.

Joshua Brock Hamilton

Ashley Jo Kimberlin n/k/a Ashley Hamilton

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, Joshua Brock Hamilton and Ashley Jo Kimberlin n/k/a Ashley Hamilton, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 22, 2022.

Notary Public

My Commission Expires: 12/18/22

Chelsea N Shores
State Of Tennessee Notary Public
Rutherford County
My Commission Expires 12-18-2022

File #: 2022-3941

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 7/22/2022 (date of document).

Affiant Signature

7/22/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

