WARRANTY DEED

Karen Johnson Davidson County
Batch# 897117 DEEDWARR
08/01/2022 03:26:44 PM 2 pgs
Fees: $13.00 Taxes: $2,016.50

20220801-0087549

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

LR-KW-22-2004B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00.

Hailey Jo Reynolds
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hailey Jo Reynolds and Jonathan P. Reynolds	**InterLinc Mortgage Services, LLC**	
(NAME)	(NAME)	**081-07-2O-002.00-CO**
2004B 9th Ave N	**5875 N. Sam Houston Pkwy W., Suite 300**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Houston, TX 77086**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **THE KENDRICK GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAILEY JO REYNOLDS AND JONATHAN P. REYNOLDS, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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, 2004 9th Avenue North Residences, as shown in the Declaration of Covenants, Conditions and Restrictions for 2004 9th Avenue North Residences of record in Instrument Number 20180525-0050495, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to The Kendrick Group, LLC, a Tennessee Limited Liability Company by Warranty deed from Robert Cunningham, married of record in Instrument No. 20170809-0081550 Register's Office for Davidson County, Tennessee, dated August 08, 2017 and recorded on August 09, 2017.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180525-0050495, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Book 57, Page 26, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20180604-0053188 , 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2004B 9th Ave N, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 29th DAY OF JULY, 2022.

The Kendrick Group, LLC

BY: _____
Philip W. Kendrick
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILIP W. KENDRICK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of THE KENDRICK GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of July, 2022.

_____
Notary Public
My Commission Expires: 12.1.2025
(SEAL)

PAM SALAS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires 12/1/2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212