(1)

Karen Johnson Davidson County
Batch# 908005 DEEDWARR
08/25/2022 10:48:14 AM 2 pgs
Fees: $13.00 Taxes: $2,386.50
20220825-0096008

WARRANTY DEED

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-14-2023

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERAT... GREATER, FOR THIS TRANSFER IS $645,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Madeleine Rose Grimmer	Renasant Bank	081-07-2-L-002.00 CO
(NAME)	(NAME)	
836 Goff Street	2001 Park Place, Suite 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Birmingham, AL 35203	
(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, I, **John Broadbent Cundiff, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Madeleine Rose Grimmer, an unmarried person,** HEREINAFTER CALLED THE GRANTEE, HER 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 1B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Goff Street Residences II, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180502-0041888, and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being a portion of the property conveyed to The Kendrick Group, LLC, by Warranty Deed from Jeffery Miller and wife, Julie Miller, dated November 8, 2017, of record in Instrument No. 20171114-0116975, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to John Broadbent Cundiff by Warranty Deed from The Kendrick Group, LLC, a Tennessee limited liability company, dated August 31, 2021, of record in Instrument No. 20210903-0118883, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 836 Goff Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her heirs and assigns forever; and we do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plats of record in Instrument No. 20180420-0037631 and Instrument No. 20180918-0092610; Declaration of Covenants, Conditions and Restrictions, Bylaws, Plat and all exhibits thereto, of record in Instrument No. 20180502-0041888; Articles of Incorporation/Charter of record in Instrument No. 20180601-0052170; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 22nd day of August, 2022.

John Broadbent Cundiff

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared John Broadbent Cundiff, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 22nd day of August, 2022.

Notary Public
My Commission Expires: _____

File No.: 36643

