THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $365,000.00
Karen Johnson Davidson County Batch# 909422 DEEDWARR 08/29/2022 02:27:30 PM 3 pgs Fees: $18.00 Taxes: $1,350.50 20220829-0097345	Affiant Subscribed and sworn to before me, this 25th day of August, 2022. Notary Public My Commission Expires: 1-11-26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Joseph A. Platt Jr 1260 Martin St. #302 Nashville, TN 37203	First Bank 722 Columbia Ave Franklin, TN 37064	Tax Parcel ID No: 105-07-1A-302.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **REBER P. KENNEDY, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JOSEPH ALLEN PLATT JR, A SINGLE MAN** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 302 of the 1260 Martin Condominium, described in the Declaration for The 1260 Martin Condominium, of record in Instrument No. 20160115-0004408, amended in Instrument No. 20160211-0013466, Instrument No. 20170724-0074509, Instrument No. 20170918-0095139 and Instrument No. 20170919-0095966, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration, said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Reber P. Kennedy, a single man by Warranty Deed from Erin E. Stratton, a single woman of record in Instrument No. 20200615-0061168 Register's Office for Davidson County, Tennessee, dated June 04, 2020 and recorded on June 15, 2020. (Value of consideration shown in aforementioned deed $265,000.00.)

This property was never the primary residence of the Grantor's spouse.

This is improved property commonly known as: **1260 Martin St. #302 Nashville, TN 37203**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of August, 2022.

Reber P. Kennedy III

REBER P. KENNEDY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **REBER P. KENNEDY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of August, 2022.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public

My Commission Expires:

True Copy Certification

I, **Diane March,** 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 this the 25th day of August, 2022.

Affiant Signature
Date 08/25/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25th day of August, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON