File 36235-8

Karen Johnson Davidson County
Batch# 913001 DEEDWARR
09/07/2022 09:11:58 AM 2 pgs
Fees: $13.00 Taxes: $11,784.50

20220907-0100151

BOX 14

/39-8

File #22-1332

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Neil Kunkel and wife, Paula Walker**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **The Iris, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lot 5 Cheekwood Estates of record in Plat at Instrument No. 20120820-0074518, 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 the same property conveyed to Neil Kunkel and wife, Paula Walker by Warranty Deed from HR Properties of Tennessee, a Tennessee general partnership, of record in Instrument No. 20131105-0114815, Register's Office for Davidson County, Tennessee, dated October 30, 2013 and recorded on November 05, 2013.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 102 Clydelan Court, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
The Iris, LLC	The Iris, LLC	**129-12-0-142.00**
102 Clydelan Court	102 Clydelan Court	
Nashville, TN 37205	Nashville, TN 37205	

WITNESS THE EXECUTION HEREOF this 6th day of September, 2022.

Neil Kunkel

Paula Walker

State of Tennessee
County of Davidson

On this 6th day of September, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Neil Kunkel and Paula Walker, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3/3/26

State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 3,185,000.00.**

Affiant

Sworn and subscribed before me on this the 6th day of September, 2022.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 12/14/24