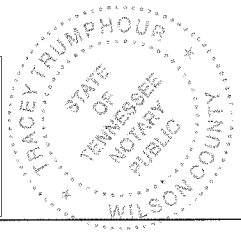
WARRANTY DEED

Karen Johnson Davidson County
Batch# 914351 DEEDWARR
09/08/2022 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,468.90
20220908-0100887



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $397,000.00

Judy C McKinley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2022.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 3.8.25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Judy C. McKinley	Judy C. McKinley	
(NAME)	(NAME)	
4437 S Trace Boulevard	4437 S Trace Boulevard	064-09-0-260
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(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 considerations, the receipt of which is hereby acknowledged, I ***Sandra A. Mrochek, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Judy C. McKinley and James T. McKinley, wife and husband** hereinafter called the GRANTEE(S), their 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 Lot No. 38, on the plan of Southfork, Section Two, of record in Plat Book 6250 at page 386, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
Being the same property conveyed to ***Sandra A. Mrochek, unmarried** by Warranty Deed from James E. Brown, unmarried, dated 06/29/1992, of record in Book 8665, Page 895, Register's Office for Davidson County, Tennessee.

***Sandra A. Mrochek has since married Fred Kennel and is now known as Sandra Kennel, a married woman.**
***** The said Fred Kennel having since married to Sandra A. Morchek joins in the conveyance to waive any and all rights he has in said property.**

All matters shown on the plat of record in Plat Book 6250, Page 386, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 6906, Page 733, and amended Book 8291 Page 955, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. subject to Ingress/Easement recorded in Book 6267, Page 296, and Book 6267, Page 298, in the Register's Office for Davidson County, Tennessee. Subject to Storm Detention Agreement of recorded in record in Book 6504, Page 406,and Book 6566 Page 208, in the Register's Office for Davidson County, Tennessee. Subject to Storm Water Detention Agreement of record in Book 6566, Page 208, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4437 S Trace Boulevard, Old Hickory, TN 37138
(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(S), their 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 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.

Effective the 8th day of September, 2022.

Sandra Kennel

Fred Kennel

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandra Kennel and Fred Kennel**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of September, 2022.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 9-8-22.

Tracey Trumphour
Affiant
Date: 9-8-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 8 day of September, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY