Karen Johnson Davidson County
Batch# 923047 DEEDWARR
09/29/2022 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20220929-0107589

Prepared by:

Encore Title and Escrow, LLC
131 Donelson Pike
Nashville, TN 37214

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 279,000.00

Affiant: _____

Subscribed and Sworn before me this 23rd day of September, 2022

Kristian Booth
Notary Public:
My commission expires: 9-2-24

ADDRESS or NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
David J. McKinnon 2331 Benay Road Nashville, TN37214	The Central Trust Bank 2815 W Truman Blvd Jefferson City, MO 65109	052-13-0B-052.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Nadine D'Argo, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David J. McKinnon, a single man,** "the Grantee," the following described real estate in Davidson, TN:

THE FOLLOWING DESCRIBED REAL ESTATE IN DAVIDSON, TENNESSEE:

Land in Davidson County, Tennessee, being Unit No. 90, River Glen, Phase II-C, Section I, of record in Plat Book 7900, Pages 233 and 234, amending Plat Book 6900, Page 650, Register's Office for said County, to which reference is hereby made for a more complete description

Being the same property conveyed to Nadine D'Argo by Warranty Deed from Nina Chris Palmer, unmarried of record in Instrument No. 20170911-0093010 Register's Office for Davidson County, Tennessee, dated September 05, 2017 and recorded on September 11, 2017.

****The subject property is neither the principal residence of Grantor nor her spouse or any dependent.****

This is [X] improved [ ] unimproved property known as 2331 Benay Road Nashville, TN 37214.

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters, referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of September, 2022

Nadine D'Argo

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nadine D'Argo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this 23rd day of September, 2022.

Notary

My Commission Expires: 5/20/26

TAMMY SHATTUCK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/29/2022 ____ (date of document).

Affiant Signature

09/29/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 29 day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL