# WARRANTY DEED

File #22366

Karen Johnson Davidson County
Batch# 947148 DEEDWARR
12/02/2022 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,576.20
20221202-0126422

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $426,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 2/12/23
(AFFIX SEAL)

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

**THIS INSTRUMENT WAS PREPARED BY**
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| 517 Elaine Reverse, LLC | NEW OWNER | 147-01-0-075.00 |
| (NAME) 517 Elaine Drive | (NAME) 2251 Hanpeck Ln | |
| (ADDRESS) Nashville, TN 37211-3617 | (ADDRESS) Frank TN 37064 | |
| (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, WE, **Kevin D. Kendrick and wife, Shannon Kendrick,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **517 Elaine Reverse, LLC, a Colorado Limited Liability Company** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 81 on the Plan of Abbay Hall, Section I of record in Plat Book 2331, Page 18, in the Register's Office for Dickson County, Tennessee.

Said Lot No. 81 fronts 82 feet on the southerly side Elaine Drive and runs back 192.1 feet on the westerly line and 192.7 feet on the easterly line to a dead line, measuring 82 feet thereon.

Being the same property conveyed to Kevin D. Kendrick and wife, Shannon Kendrick by Warranty deed from James A. Buchanan, Ione B. Heath and Millard D. Buchanan, Sr. of record in Book 11430, page 608, Register's Office for Davidson County, Tennessee, dated April 13, 1999 and recorded on April 13, 1999.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 517 Elaine Drive, Nashville, TN 37211-3617
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

Witness my hand this 2nd day of December, 2022.

Kevin D. Kendrick

Shannon Kendrick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Kevin D. Kendrick and Shannon Kendrick**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of December, 2022.

My commission expires: 7.20.24

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

202212020126422

I, Dana Thomas, 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 2nd day of December, 2022

Dated 12-2-22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Dana Thom who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 2nd day of December, 2022

My commission expires: 2/12/23

Notary Public

