This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19629-AP

Karen Johnson Davidson County
Batch# 948242 DEEDWARR
12/06/2022 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20221206-0127161

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $825,000.00.

Amanda Allen
Affiant

Subscribed and sworn to before me, this the 30th day of November, 2022.

Carmen Coats
Notary Public
My Commission Expires: _____

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Aaron R. Kaalberg 123 S. 11TH STREET NASHVILLE, TN 37206	NEW OWNER	083-03-1C-002-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Nicholas Homrich and Sandra Homrich, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Aaron R. Kaalberg, an unmarried man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain private element unit situated within Davidson County, Tennessee, and being known as Unit B, together with the appurtenant common elements, of Homes at 2103 McKennie, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 2103 McKennie, a horizontal property regime with private elements, of record in Instrument No. 20160330-0030048, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on the site plan attached as Exhibit to said Declaration. See also plat of record in Plat Book 332, page 70, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 2103 McKennie provided in said Declaration, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, the plat of record and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Nicholas Homrich and Sandra Homrich, husband and wife by Warranty Deed from SBE Partners, a Tennessee general partnership, dated June 28, 2018, recorded July 2, 2018, of record in Instrument No. 20180702-0064134, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2104 McKennie Avenue, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Property taxes for the year 2022 have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 30th day of November, 2022.

GRANTOR:

Nicholas Homrich

Sandra Homrich

STATE OF MICHIGAN
COUNTY OF Oakland

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nicholas Homrich and Sandra Homrich, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of November, 2022.

TANNIA HAIRSTON
Notary Public - State of Michigan
County of Oakland
My Commission Expires Dec 21, 2026
Acting in the County of Oakland

Notary Public
My Commission expires: 12/21/2026

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 December 6, 2022 (date of document).

Affiant Signature

December 6, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 6th day of December, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023