This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

ADDRESS NEW OWNER:
Jeremy Jordan
1382 Rural Hill Road, Unit #186
Antioch, Tennessee 37013

SEND TAX BILL TO:
NEW OWNER

MAP 163
GROUP 02 0C
PARCEL 051.00

Karen Johnson Davidson County
Batch# 952328 DEEDWARR
12/16/2022 09:52:00 AM 2 pgs
Fees: $13.00 Taxes: $943.50
20221216-0130250

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mitch Kinder Development, LLC., a Missouri limited liability company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jeremy Jordan and Heather Jordan, husband and wife**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 51, Unit No. 186 as described in the Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument 20060404-0038533, and amended in Instrument 20060419-0045063, and in Instrument No. 20061115-0141803, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Mitch Kinder Development, LLC, by Substitute Trustee's Deed from Brock & Scott, PLLC, as Substitute Trustee for Hugh M. Queener, Trustee, dated September 20, 2022, and filed of record September 29, 2022 in Instrument No. 20220929-0107442, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2023 taxes and subsequent years.
2. Matters shown on the recorded plat of Autumn Ridge Townhomes 3rd Amendment, of record in Instrument No. 20060404-0038533 and amended in Instrument No. 20060419-0045063 and in Instrument No. 20061115-0141803 and in Instrument No. 20080108-0002295, said Register's Office.
3. By-Laws contained in instrument of record, Instrument No. 20200604-0057626, said Register's Office.
4. Charter of Homeowners Association of record, Instrument No. 20190430-0039843, of said Register's Office.
5. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 1382 Rural Hill Road, Unit #186, Antioch, Tennessee 37013.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jeremy Jordan and Heather Jordan,

husband and wife, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 our hands this the 15th day of December 2022.

Mitch Kinder Development, LLC., a Missouri limited liability company

By: Mitch Kinder, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Mitch Kinder,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **Mitch Kinder Development, LLC., a Missouri limited liability company,** the within named bargainor, a Missouri limited liability company, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Missouri limited liability company as such Member.

WITNESS my hand and official seal at office this 15th day of December 2022.

NOTARY PUBLIC
My Commission Expires: ~~My Commission Expires~~
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $255,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of December 2022.

NOTARY PUBLIC
My Commission Expires: _____

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024