THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-6548-WE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 651,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December, 2022 Notary Public MY COMMISSION EXPIRES: 01-06-2025 (AFFIX SEAL)

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Renee Kelen	Property	
6548 Banbury Xing		172-09-0A-071-00-CO
Brentwood, TN 37027-8262		
(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, **Jared M. McCoig and Leah P. McCoig, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Renee Kelen**, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 71 on the Plan of Final Plat of Section Two, Banbury Crossing of record in Plat Book 9700, Page 605 through 609, inclusive, as corrected in Book 10970, Page 943, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jared M. McCoig and Leah P. McCoig, husband and wife, by Warranty Deed from Seth R. Ogden and Kristen M. Ogden, husband and wife, of record in Instrument No. 20170719-0072935, Register's Office for Davidson County, Tennessee, dated July 18, 2017 and recorded on July 19, 2017.

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.

This is __ unimproved _X_ improved property known as **6548 Banbury Xing, Brentwood, TN 37027-8262**

Karen Johnson Davidson County
Batch# 953540 DEEDWARR
12/20/2022 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,408.70
20221220-0131521

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 our hands this the 15 day of December, 2022.

Jared M. McCoig

Leah P. McCoig

STATE OF Tennessee
COUNTY OF Davia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jared M. McCoig** 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 acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of December, 2022.

My Commission expires: _____

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

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 **Leah P. McCoig,** 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 acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of December, 2022.

My Commission expires: _____

Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Certificate of Authenticity

I, Dawnielle Hardwick, 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 12/15/2022.

Date

Affiant Signature

12/20/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of December, 2022.

Notary's Signature

My Commission Expires: 4/26/2025

Date

Notary's Seal (if on paper)

