Karen Johnson Davidson County
Batch# 972026 DEEDWARR
02/17/2023 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20230217-0011848

6350

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#R93-301C

ADDRESS NEW OWNER:
P. Jason Keen
1376 Moonlight Trail
Brentwood, TN 37027

SEND TAX BILL TO:
New Owner

MORTGAGEE:
N/A

Parcel ID:
104-024-B-301.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John A. Hendrick and Kim Hendrick, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **P. Jason Keen, married,** hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 301 of Bristol West End, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, as amended in Instrument No. 20070629-0077729, said Register's Office.

Being the same property conveyed to John A. Hendrick and Kim Hendrick, husband and wife by Deed dated December 30, 2016 from Kevin Doherty and Hilary Doherty, husband and wife, of record in Instrument Number 20210403-0049109, Register's Office for Davidson County, Tennessee.

The above-described property is not the marital residence of the Grantors.

This property does not constitute the primary residence of the Grantee and is for investment purposes only.

This is improved property known as 3000 Vanderbilt Place, Unit 301, Nashville, TN 37212. Possession is to be given on February 17, 2023.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 17th day of February, 2023.

John A. Hendrick

Kim Hendrick

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John A. Hendrick and Kim Hendrick,** the bargainors, 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 office this 17th day of February, 2023.

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires April 26, 2026

My Commission Expires: 4-26-26

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$370,000.00**.

AFFIANT

Subscribed and sworn to before me on this 17th day of February, 2023.

NOTARY PUBLIC

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 7, 2025

My Commission Expires:

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 17 day of February, 2023

Ernest D. Bennett, III, Affiant — 2-17-2023 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 17 day of February, 2023

Commission Expires: _____

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024