Karen Johnson Davidson County
Batch# 978625 DEEDWARR
03/09/2023 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20230309-0016895

| This Instrument Prepared By and Returned To: | I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $445,000.00; which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale. |
|---|---|
| Concord Title<br>3000 Meridian Blvd.<br>Ste. 140<br>Franklin, TN 37067<br>File No. 20238072 | Affiant<br>Sworn to and subscribed before me this 7th day of March, 2023<br>Notary Public<br>My Commission Expires: 9-8-2025 |
| After Recording Return To The Above. | |

BRENDA LEWIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

# WARRANTY DEED

**THIS INDENTURE**, made this 7th day of March, 2023, among:

**SPARTAN PROPERTIES LLC**

a Michigan limited liability company, its successors and/or assigns (the "**Grantor**")

**AND**

**PETER S. KINNEY, AN UNMARRIED MAN**

including all heirs, successors and/or assigns (the "**Grantee**").

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**Land in Davidson County, Tennessee, being Lot No. 62, as shown on the map entitled Carothers Crossing, Phase 2, Section 2, Lots 62-123, of record in Instrument No. 20070807-0093935, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Spartan Properties LLC, a Michigan limited liability company by deed from Music City Holdings, LLC, a Texas limited liability company, dated January 25, 2023, of record in Instrument No. 20230126-0005997, Register's Office of Davidson County, Tennessee.**

**Being also known as 100 Skylark Alley, Nolensville, TN 37135.**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the

Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the undersigned has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

## Spartan Properties LLC, a Michigan limited liability company

**BY:** _____
**Brent Wheeler, Member**

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Brent Wheeler*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the ***Member*** of ***Spartan Properties LLC, a Michigan limited liability company*** the within named bargainor, and that he as such ***Member*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself as its ***Member.***

Witness my hand and official seal this 7th day of March, 2023.

_____
Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

**Owner Name & Property Address:**

Name: Peter S. Kinney
Address: 100 Skylark Alley
City, State, Zip: Nolensville, TN 37135

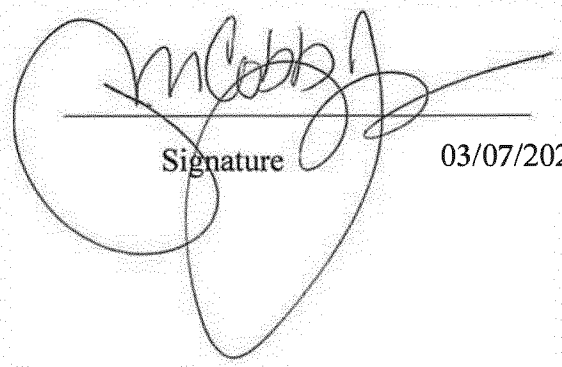
**Responsible Party For Taxes:**

Name: Peter S. Kinney
c/o Guaranty Home Mortgage Corporation
Address: 3200 Park Drive, Suite 110
Nashville, TN 37203

**Tax ID: 188-10A-062.00**

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **March** 7, 2023.



Signature 03/07/2023

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 7th day of March, 2023.



Notary's Signature

My Commission Expires: 9-8-2025

