Karen Johnson Davidson County
Batch# 993117 DEEDWARR
04/18/2023 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,583.60
20230418-0028415

WARRANTY DEED

D. HARDWICK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $428,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2023

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

File No. DH-23-4321

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Royce Monk	Royce Monk	
(NAME)	(NAME)	
5316 Indiana Avenue	PO Box 150768	091-11-0E-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37215	
(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, I/we, **Adam M. McNett and Samantha Sanks, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Royce Monk**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. "A" on the Plan of Indiana at Morrow Cottages, shown as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20150203-0010173, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Adam M. McNett, unmarried and Samantha Sanks, unmarried as tenants in common with rights of survivorship by Quitclaim deed from Adam M. McNett, unmarried of record in Instrument No. 20150724-0072747 Register's Office for Davidson County, Tennessee, dated July 23, 2015 and recorded on July 24, 2015.

This is property more commonly known as 5316 Indiana Avenue, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this ~~17th~~ 14 day of April, 2023.

Adam M. McNett

Samantha Sanks

STATE OF Kentucky
COUNTY OF Oldham

On this 14 day of April, 2023, before me personally appeared Adam M McNett and Samantha Sanks, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

HEATHER ANN SMITH
NOTARY PUBLIC
STATE AT LARGE KENTUCKY
COMM. # KYNP60964
MY COMMISSION EXPIRES OCTOBER 24, 2026

Notary Signature
My commission expires: Oct 24, 26

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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 **April 14, 2023**.

Date

D Hardwick

Affiant Signature

April 18, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18th** day of **April**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026