Karen Johnson Davidson County
Batch# 1000203 DEEDWARR
05/05/2023 10.56 01 AM 3 pgs
Fees $18 00 Taxes $7,215 00
20230505-0033508

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

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

Christy Wilkins Ivey

Margaret H Taylor

Ivey Title, LLC Ref: (DW) Title No 63101
Dav Co. File Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Madison Wenzler and Terah Kimbrell 1103B Nichol Lane Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 130050D00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,950,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey Mobley, Trustee of The Kathryn McKinney Anderson Trust dated April 2, 2020**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Madison Wenzler and Terah Kimbrell, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows. **To Wit:**

Land in Davidson County, Tennessee, being Unit B, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for 1103 Nichol Lane Cottages, of record in Instrument No 20141217-0115654, amended in Instrument No. 20160408-0033862 and Instrument No 20160505-0044721, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Kathryn McKinney Duke, an unmarried person, by Warranty Deed from Ridgemont Homes, LLC, a Tennessee limited liability company, dated May 13, 2016 and recorded on May 19, 2016, of record in Instrument No. 20160519-0050159, Register's Office for Davidson County, Tennessee By Quitclaim Deed dated June 16, 2016, recorded June 22, 2016, of record in Instrument No. 20160622-0063303, said Register's Office, subject property was conveyed to Donald W McKinney and/or Anna M Thornton, Trustees of the Kathryn McKinney Duke Trust, dated October 30, 2014. Subject property was further conveyed to Jeffrey Mobley, Trustee of The Kathryn McKinney Anderson Trust, dated April 2, 2020, by Quitclaim Deed from Jeffrey Mobley, Successor Trustee of the Kathryn McKinney Duke Trust dated October 30, 2014, being dated April 2, 2020, recorded April 17, 2020, of record in Instrument No. 20200417-0040278, said Register's Office

Description Reference. Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to. Taxes for 2023, and subsequent years, The Plan of record shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for 1103 Nichol Lane of record in Instrument No 20141217-0115654, amended in Instrument No 20160408-0033862 and Instrument No. 20160505-0044721, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description The Declaration of Covenants, Conditions and Restrictions of record in Instrument No 20141217-0115654, amended in Instrument No. 20160408-0033862 and

Instrument No. 20160505-0044721, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars All Matters shown on Book 547, page 180, said Register's Office.

This is improved property, known as 1103 B Nichol Lane, Nashville, TN 37205

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, Grantee's heirs or assigns, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of May, 2023

The Kathryn McKinney Anderson Trust dated April 2, 2020

By: _____, Trustee
Jeffrey Mobley, Trustee

State of Tennessee

County of Davidson

On this 4th day of May, 2023, before me the undersigned authority, personally appeared Jeffrey Mobley, Trustee of The Kathryn McKinney Anderson Trust dated April 2, 2020, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

Margaret H Taylor
Notary

My Commission Expires _____

MARGARET H TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is. $1,950,000 00

Affiant

Sworn and subscribed before me this 4th day of May, 2023

Notary

My Commission Expires

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027