Name and Address of New Owner:
Bradley Keith Covington
2510 Ennis Road
Nashville, TN 37210
Send Tax Bills To:
New Owner at
property address

Karen Johnson Davidson County
Batch# 1007332 DEEDWARR
05/24/2023 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20230524-0039235

This Instrument Prepared By:
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

Map & Parcel No: 119-07-0-062

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Myrna McKinley, a widow**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bradley Keith Covington, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Section Two, Laurel Acres, of record in Book 2133, page 122, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hollace Ray McKinley and Myrna McKinley from Music City Holdings, LLC, by Warranty Deed dated March 11, 2022 and recorded April 6, 2022 in Instrument #20220406-0039801, said Register's Office. The said Hollace Ray McKinley having since died on 08/16/2022, leaving said property solely vested in Myrna McKinley, his wife.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company, from Todd Schrock and Jill Schrock, husband and wife, by Warranty Deed dated March 11, 2022 and recorded March 30, 2022 in Instrument #20220330-0036785, said Register's Office.

Property more commonlynknown as 2510 Ennis Road, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of May, 2023.

Myrna McKinley by Janet Mann, her Attorney-in-fact (SEAL)

Myrna McKinley by Janet Mann, Her Attorney-in - Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Janet Mann, Attorney-in-Fact for Myrna McKinley, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Myrna McKinley, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand, at office, this 18th day of May, 2023.

Notary Signature
My commission expires: 11/6/2024

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $385,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of May, 2023.

Notary Signature
My commission expires: 11/6/2024

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 May 18, 2023

Signature 5/18/23
Signature Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 18 day of May, 2023

Notary's Signature My Commission Expires: 10·20·24

BROOKE BERGERON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-20-2024