Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-TAB-23 6214

NEW OWNER:
KALEIGH HALL
6214 ROBERTSON AVENUE
NASHVILLE, TN 37209

SEND TAX BILLS TO:
Same as new owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 23-0260

Map & Parcel
091091F002.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1011169 **DEEDWARR**
06/05/2023 01 04 13 PM 3 pgs
Fees $18.00 Taxes $2,959.63

20230605-0042401

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seven Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars ($799,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ANTHONY MCKAY, married,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **KALEIGH HALL and IAN HALL, wife and husband,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit B, as established by Declaration of Covenants, Conditions, and Restrictions for Sixtytwo-Sixteen Robertson Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210923-0128174, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B" to which Declaration specific reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relaying to the units, property co-owners and tenants of Sixtytwo-Sixteen Robertson Avenue, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210923-0128174, and Bylaws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said unit.

Being a portion of the same property conveyed to ANTHONY MCKAY, by Warranty Deed from RED RIVER DEVELOPMENT, LLC, a Tennessee limited liability company, and RYLAN KEAN, dated August 28, 2019, and of record in Instrument No. 20190911-0091701, as corrected of record in

28, 2019, and of record in Instrument No. 20190911-0091701, as corrected of record in Instrument No. 20201008-0117123, both in the Register's Office for DAVIDSON County, Tennessee.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **6214 ROBERTSON AVENUE, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20210923-0128174, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 1st day of June, 2023.

ANTHONY MCKAY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ANTHONY MCKAY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of June, 2023.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

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The actual consideration or value, whichever is greater, for this transfer is **$799,900.00**.

AFFIANT

Sworn to and subscribed to before me this 1st day of June, 2023.

NOTARY PUBLIC

My commission expires: _____

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON