Karen Johnson Davidson County
Batch# 1019801 DEEDWARR
06/27/2023 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,710.25
20230627-0048990

WARRANTY DEED

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $732,500.00.

Affiant

Subscribed and sworn to me on 06/23/23.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Daniel Mark Fair II and Jordan Frances Guidish 408 D MOORE AVE NASHVILLE, TN 37203	American Pacific Mortgage Corporation 3000 Lava Ridge Ct. Ste 200 Roseville, CA 95661	105 08 0A 002.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Matthew McKinney, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Daniel Mark Fair II and Jordan Frances Guidish, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 408D of 408C & 408D Moore Ave Commons Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 408C & 408D Moore Ave Commons Townhomes, a Horizontal Property Regime, of record in Instrument Number 20211029-0145349, as amended in Instrument No. 20211116-0152186 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.
>
> Being part of the same property conveyed to Matthew McKinney, a married man, by Warranty Deed from Melaton Bass-Shelton, married, of record in Instrument No. 20201009-0117728, in the Register's Office of Davidson County, Tennessee, dated October 06, 2020 and recorded on October 09, 2020. Also see Scrivener's Affidavit recorded in Instrument No. 20201110-0132329, Register's Office of Davidson County, Tennessee.
>
> Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This is Improved property, known as 408 D MOORE AVE, NASHVILLE, TN 37203.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES he is lawfully seized 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the

said land to the said GRANTEES, their successors 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 our hands on 06/ 23 /23.

Matthew McKinney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 06/ 23 /23, before me personally appeared Matthew McKinney, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 06/ 23 /23.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman do hereby make oath that I am a licensed attorney and/or 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 6/23/2023.

Jennifer A Hoffman

AFFIANT

DATE: 6/27/2023

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 27th day of June, 2023.

NOTARY PUBLIC

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024