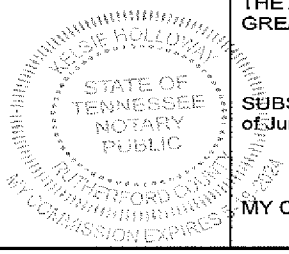
Karen Johnson Davidson County
Batch# 1020690 DEEDWARR
06/29/2023 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20230629-0049757

WARRANTY DEED



State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2023

Notary Public

MY COMMISSION EXPIRES: May 18, 2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kaylee McClanahan	Legacy Home Loans, LLC DBA Steadfast Mortgage	119-14-0-A 116.00 CO
(NAME)	(NAME)	
2929 Selena Drive, Unit H116	1036 Stearman Drive #6	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Down Home Construction, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kaylee McClanahan, unmarried woman,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 116, as shown in the Site Plan of Kingswood Condominiums, of record in Book 5200, Page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, Page 320, said Register's Office.

Being the same property conveyed to Down Home Construction, LLC by deed of record in Instrument No. 20230313-0018145, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 2929 Selena Drive, Unit H116, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 28th day of June, 2023.

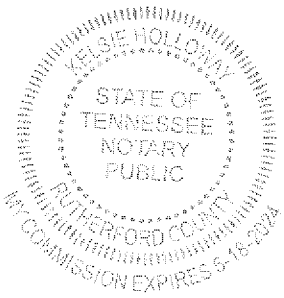
Down Home Construction, LLC
By: Brian K. Anderson, Member

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brian K. Anderson, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Down Home Construction, LLC, and that he as such Member executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 28th day of June, 2023.

Notary Public Kelsie Holloway
My Commission Expires: May 18, 2024



File No.: 22787

I, Kelsie Holloway 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 6/28/2023 (date of document).

Kelsie Holloway

Affiant Signature

6/29/2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 29 day of June, 2023

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 11/28/26

Notary's Seal (if on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY