This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-1694-TC
615-921-2524

Karen Johnson Davidson County
Batch# 1031211 DEEDWARR
07/26/2023 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $865.80
20230726-0057783

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $234,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of July, 2023.

Notary Public
My Commission Expires: 1-25-26

MEGAN FERRELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 25, 2026
COUNTY OF WARREN

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Dawn M. Bennett<br>112 Lake Forest Court<br>Nashville, TN 37217 | | 136 10 0A 025.00 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Charles N. Kiner and Jacqueline P. Kiner, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Dawn M Bennett, a single person**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 4-A, Lot 4, in a Horizontal Property Regime as shown on the condominium site plan, Lots 3-10, 63 & 64, Section Two, Priest Lake Forest of record in Book 5800, Page 157, a Revision of Book 5800, Page 116, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Charles N. Kiner and Jacqueline P. Kiner, husband and wife, by Warranty Deed from William L. Holder and Sherri L. Holder aka Sherry L. Holder, of record in Instrument No. 20190111-0003049, in the Register's Office of Davidson County, Tennessee, dated January 08, 2019, and recorded on January 11, 2019.

This is improved property located at: **112 Lake Forest Court, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 25th day of July, 2023.

GRANTOR:

Charles N. Kiner

Charles N. Kiner

Jacqueline P. Kiner

Jacqueline P. Kiner

STATE OF MARYLAND
COUNTY OF WORCESTER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles N. Kiner and Jacqueline P. Kiner, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of July, 2023.

CAROLYN R. JOHNSON
Notary Public - State of Maryland
Wicomico County
My Commission Expires Oct 18, 2026

Carolyn R. Johnson

Notary Public
My Commission expires: 10-18-2026

**Tennessee Certification of Electronic Document**

I, Regina Sullo, 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 July 25, 2023 (date of document).

Regina Sullo
Affiant Signature

July 26 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 26th day of July, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

