WARRANTY DEED

Karen Johnson Davidson County
Batch# 1031816 DEEDWARR
07/28/2023 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $8,140.00
20230728-0058299

STATE OF **Tennessee**
COUNTY OF **Williamson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF July, 20 23

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMM. EXPIRES APRIL 23, 2024

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lesa Michele Garner, Trustee of The Mrs. Kipling 2022 QTIP Trust U/A/D dated June 27, 2022	New Owner	
(NAME)	(NAME)	10212004500
6710 Greeley Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **PROVINCE BUILDERS, LLC, A Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Lesa Michele Garner, Trustee of The Mrs. Kipling 2022 QTIP Trust U/A/D dated June 27, 2022,** 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 Lot No. 218, as shown on the map entitled Plan of Horton Heights, Section D, of record in Book 2133, page 78, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Province Builders, LLC, by virtue of that certain Warranty Deed dated August 5, 2021, and being of record at Instrument No. 20210810-0107943 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6710 Greeley Dr. Nashville, TN 37205
(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 hand this 25th day of July, 2023.

PROVINCE BUILDERS, LLC

By: John Swift, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared John Swift, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member of **PROVINCE BUILDERS, LLC** the within named bargainer, and that he as such Managing Member , executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself as Managing Member .

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

Notary Public

My Commission Expires: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 7/25/23 (date of document).

Jennifer L. Pennell

7/28/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28 day of July, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

