THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Williamson)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $2,925,000.00
Brad Krivensky State of Tennessee Notary Public Williamson County	Michelle Walls Affiant
	Subscribed and sworn to before me, this 4th day of August, 2023.
	Brad Krivensky Notary Public
	My Commission Expires: 10/27/25

Karen Johnson Davidson County
Batch# 1035468 DEEDWARR
08/07/2023 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $10,822.50
20230807-0060949

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Lance Kinerk and Rebekah A. Kinerk 531 W Hillwood Dr Nashville, TN 37205	New Owner	Tax Parcel ID No. 102-16-0-047.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK T. BROWN CONSTRUCTION, INC., A TENNESSEE CORPORATION** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **LANCE KINERK AND REBEKAH A. KINERK, HUSBAND AND WIFE** (collectively "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 233 on the Plan of Hillwood Estates, Section 10 of record in Plat Book 2331, Pages 95 and 96, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Mark T. Brown Construction, Inc., a Tennessee corporation by Warranty Deed from Cynthia Hailey Pope now known as Cynthia Hailey Stone, married of record as Instrument Number 20211207-0161825, Register's Office for Davidson County, Tennessee, dated December 03, 2021 and recorded on December 7, 2021.

This is unimproved property commonly known as: **531 W Hillwood Dr. Nashville, TN 37205**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 4th day of August, 2023.

MARK T. BROWN CONSTRUCTION, INC.

PRES.

Mark T. Brown, President

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **MARK T. BROWN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the President of MARK T. BROWN CONSTRUCTION, INC., the within named bargainer, a Tennessee corporation and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by such person as President.

Witness my hand and official seal at office this 4th day of August, 2023.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 08/04/2023 (date of document).

Affiant Signature

08/04/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

