Karen Johnson Davidson County
Batch# 1043043 DEEDWARRSP
08/28/2023 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20230828-0066801

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00

Affiant

Subscribed and sworn to before me, this 24 day of August, 2023.

Notary Public
My commission expires: 10/21/2024

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
The Trust for Public Land		**08310047500**
306 North Monroe St.		
Tallahassee, FL 32301		

FOR AND IN 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 ACKNOWLEDGE, WE,

Devin Erin Kindt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

The Trust for Public Land, a nonprofit California corporation

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:

Land in Davidson County, Tennessee, Being Lot 2 on the Plat of Resubdivision of the Southerly Portion of the 10 1/4 Acre Tract Shown on Richardson Place, which plat is of record in Instrument No. 20230803-0060243, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being a portion of the same property conveyed to Devin Erin Kindt by Warranty Deed from Peggy J. Crosby, Trustee of the Peggy J. Crosby Living Trust, Walter R. Compton, Delores Compton and Sam Compton, dated May 5, 2021, of record in Instrument No. 20210513-0064996, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Matters Shown by Plat of record in Instrument No. 20230803-0060243, Register's Office for Davidson County, Tennessee.
2. Right of Way Conveyance to the City of Nashville of record in Book 2807, page 247, Register's Office for Davidson County, Tennessee.
3. Easement of record in Book 4406, page 706, Register's Office for Davidson County, Tennessee.
4. 20' Wide Access Easement from Devin Erin Kindt over Tract 1 on the above referenced Plat in favor of The Trust For Public Land of record in Instrument No. 202308280066800 (Recorded Simultaneously herewith), Register's Office for Davidson County, Tennessee.
5. Taxes and Assessments for the Year 2023 and subsequent year, liens not yet due and payable.

This is improved (___) unimproved (__X__) property known as 0 Forrest Ave., Nashville, TN 37206.

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 by Grantor, 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 claiming by, through, or under it, but against none other. 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.

Devin Erin Kindt Date: 8/22/23

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Devin Erin Kindt, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of August, 2023.

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 7/20/27

NOTARY PUBLIC

My Commission Expires: 7/20/27

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/22/2023 (date of document).

Jennifer Russell
Affiant Signature

8/25/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 25 day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

