Karen Johnson Davidson County
Batch# 1069879 DEEDWARR
11/08/2023 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20231108-0087525

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $290,000.00.

Affiant

Subscribed and sworn before me this the 7 day of November, 2023.

Notary Public
My commission expires:

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Raymond Kirch and Martha Kirch	Mortgage Investors Group	142-02-0H 002.00
105 B Harrow Ct	8320 E Walker Springs Ln, Ste 200	
Nashville, TN 37221	Knoxville, TN 37923	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARIA ROMAN AND KRISTEN YOUNGS, A MARRIED COUPLE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RAYMOND KIRCH AND MARTHA KIRCH, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B of 105 Harrow Court Cottages, a Horizontal Property Regime With Private Elements, established by Master Deed & Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20210108-0003975, as amended in Instrument No. 20211220-0167820, in the Register's Office for Davidson County, Tennessee, and being shown on plan attached as Exhibit "B" thereto, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kristen Youngs and Maria Roman, by deed dated 12/17/2021, from Christopher Yontz, a married man, of record in Instrument No. 20220111-0003114, Register's Office for said County.

This conveyance is subject to:
Taxes for the year 2024 and subsequent years.
All matters shown on the Plan of record in Plat Book 4175, Page 21, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 4242, Page 758 and amended in Book 4318, Page 654, in the Register's Office for Davidson County, Tennessee.
Covenants, Conditions and Restrictions of record in Instrument Number 20210108-0003975 and Amended Instrument No. 20211220-0167820, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 105 B Harrow Ct, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 7 day of November, 2023.

Maria Roman

Kristen Youngs by Maria Roman Attorney in Fact
Kristen Youngs
BY: Maria Roman as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Maria Roman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7 day of November, 2023.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

On this 7 day of November, 2023, before me, the undersigned Notary Public in and for said County and State, personally appeared Maria Roman with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kristen Youngs by Specific POWER OF ATTORNEY dated 10/30/2023, and who acknowledged that he executed the same as the free act and deed of Kristen Youngs.

Witness my hand and official seal this 7 day of November, 2023.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Kara Wall, 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 11/7/23 (date of document).

Affiant Signature

Date 11/8/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025