WARRANTY DEED

Karen Johnson Davidson County
Batch# 1073472 DEEDWARR
11/20/2023 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,246.90
20231120-0090223

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF November .2023

Notary Public M

cowmaSS10N EXPIRES: 9/15/27
(AFFD< SEAL)

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS NSTRUMENT 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
Brittney Michelle McGetrick		
3039 Penn Meade Way	New	
	(NA-MB)	052130B14800CO
Nashville TN 37214	Owner	
(ADDRESS)	(ADDRESS)	
CITY) STATE	c 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, CLK Investments Limited Liability Company, a Maryland limited liability company , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brittney Michelle McGetrick, a Single Woman , HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF IN Davidson, COLMY, STATE OF TENNSSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 186 on the Pian of River Glen, Planned Unit Development, Phase TV, Section 2 of record in Plat Book 97900, Page 8589 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 CLK Investments, LLC, a Maryland Limited Liability Company, by virtue of that certain Quit Claim Deed dated June 10, 2022, and being of record at Instrument No. 202206280073882 in the Regisfer's Office of Davidson County, Tennessee.

CLK Investments Limited Liability Company is also known as CLK Investments, LLC

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at the Register of Deeds Office for 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 3039 Penn Meade Wa Nashvi}le m372i4
(House Number) (Street) C.O. Address) (City or Tovm) (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 laud 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 14 day of Nov, 2023.

CLK INVESTMENTS LIMITED LIABILITY COMPANY

Member
BY:AARON KENNEDY, MEMBER

, member
BY:CEIRRA KENNEDY, MEMBER

State of Florida
County of ~~Pasco~~ Hillsborough

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Aaron Kennedy and Ceirra Kennedy with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of CLK Investments Limited Liability Company, the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

My commission expires: 17 Sep 26

Notary Public

DWAYNE A MARTIN
Notary Public - State of Florida
Commission # HH 274450
My Comm. Expires Sep 17, 2026
Bonded through National Notary Assn.

Certificate of Authenticity

I, Joshua A. Terry, 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 11/14/23.

Affiant Signature – Joshua A. Terry

11/16/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/16/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27