Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1267

Karen Johnson
Batch # 1084556
12/21/2023 08:56:52 AM
Fees: $13.00 Taxes: $2,682.50

Davidson County
DEEDWARR
2 pgs

20231221-0098384

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Randolph E. McKinney, and Earline D. McKinney, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **HR Properties of Tennessee, a Tennessee General Partnership,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Hillwood Terrace, as of record in Book 2663, Page 50, Register's Office for said County. Said Lot No. 6 fronts 134 feet on the Westerly side of Neartop Drive and runs back 286.4 feet on the Northerly line and 256.8 feet on the Southerly line, to a broken line in the rear on which it measures 258.72 feet.

Being the same property conveyed to H. Eugene McKinney and wife, Nelsie R. McKinney by Warranty Deed from Thomas Edward Wilson and wife, Sharon Wilson of record in Book 5515, page 189, Register's Office for Davidson County, Tennessee, dated October 16, 1979 and recorded on October 17, 1979.

Being the same property conveyed to Nelsie R. McKinney by Quitclaim Deed from H. Eugene McKinney of record in Instrument No. 20000613-0059104 Register's Office for Davidson County, Tennessee, dated June 12, 2000 and recorded on June 13, 2000.

Nelsie R. McKinney died testate on September 09, 2015 and her estate was probated in the Seventh Circuit Court for Davidson County, Tennessee in Docket No. 15P1952 and by her will of record in Instrument No. 20151203-0121934, Register's Office for said County devised the said property to Randolph E. McKinney.

Being the same property conveyed to Randolph E. McKinney and Earline D. McKinney, husband and wife by Quitclaim Deed from Randolph E. McKinney, married of record in Instrument No. 20181017-0102916 Register's Office for Davidson County, Tennessee, dated October 15, 2018 and recorded on October 17, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 843 Neartop Drive, Nashville, TN 37205-1317.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
HR Properties of Tennessee **4219 Hillsboro Pike #332** **Nashville, TN 37215**	**New owner**	**103-14-0-009.00**

WITNESS THE EXECUTION HEREOF this 15th day of December, 2023.

Randolph E. McKinney

Earline D. McKinney

State of Tennessee)
County of Davidson)

On this 15th day of December, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Randolph E. McKinney and Earline D. McKinney, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 725,000.00.**

Affiant

Sworn and subscribed before me on this the 15th day of December, 2023.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON