This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Afi Mansa Semenya
2108 A Courtney Avenue
Nashville, Tennessee 37218

SEND TAX BILL TO:
First Horizon Bank,
12195 Metro Parkway
Fort Myers, Florida 33966

Karen Johnson Davidson County
Batch# 1101042 DEEDWARR
02/14/2024 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,864.80
20240214-0010278

MAP 069
GROUP 12 0 B
PARCEL 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Mitch Kinder Development, LLC., a Missouri Limited Liability Company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Afi Mansa Semenya, married woman,

hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Tract #1:
A certain townhome located in Davidson County, Tennessee, being Unit No. A of 2108 Courtney Avenue Townhomes, a Horizontal Property regime with Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 2108 Courtney Avenue Townhomes, a Horizontal Property Regime of record in Instrument No. 20210224-0022761 and as amended by instrument of record as Instrument No. 20210915-0123913 and Instrument No. 20220131-0010977 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements, now or hereinafter established over, through or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set for in said Declaration.

Being part of the same property conveyed to Mitch Kinder Development, LLC, by Substitute Trustee's Deed from David G. Mangum, as Substitute Trustee for William W. Burton, Trustee, dated November 17, 2023 and filed of record November 21, 2023 in Instrument No. 20231121-0090391, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2024 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Courtney Avenue Townhomes, of record in TBD, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained

in Instrument of record Nos. 20210224-0022761 and 20210915-0123913 and 20220131-0010977, said Register's Office.

4. Charter of Homeowners Association of record in Instrument No.20210910-0121658, said Register's Office.

5. Piedmont Gas Transmission Line Easement of record in Instrument No. 20120914-0083702, said Register's Office.

6. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **2108 A Courtney Avenue, Nashville, Tennessee 37218.**

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Afi Mansa Semenya, married woman,** his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this the 13th day of February 2024.

Mitch Kinder Development, LLC., a Missouri Limited Liability Company

By: David M. Kinder, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **David M. Kinder, Managing Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **David M. Kinder, Managing Member of Mitch Kinder Development, LLC., a Missouri Limited Liability Company,** the within named bargainor, a Missouri Limited Liability Company, and that he as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Missouri Limited Liability Company as such Managing Member.

WITNESS my hand and official seal at office this 13th day of February 2024.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF ~~Davidson~~ Williamson)

The actual value or consideration, whichever is greater, for this transfer is $504,000.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of February 2024.

NOTARY PUBLIC
My Commission Expires: 09-07-2026

AMANDA MAYNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

Certificate of Authenticity

I, Tonya Loftin, 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 February 13, 2024.

Date

Tonya Loftin
Affiant Signature

February 14, 2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14th day of February, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)