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

39-B
File #24-1028

Karen Johnson
Batch # 1101275
02/14/2024 02:11:06 PM
Fees: $13.00 Taxes: $961.63

Davidson County
DEEDWARR
2 pgs

20240214-0010368

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 **Charles Ryan Kendrick and Natalie Afton Kendrick, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **GNR Partners, LLC, a Tennessee limited liability company**, 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 Unit No. J-16, in a Horizontal Property Regime, which is Shown on the Revised Plat of The Villager, Condominium Apartments, of record in Book 5200, Page 201, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to Kathleen Denise Nicholas, a single woman by Warranty Deed from Leonard M. Cannarozzo, Jr., and spouse, Jeanna Cannarozzo of record in Instrument No. 20040825-0103042 Register's Office for Davidson County, Tennessee, dated August 19, 2004 and recorded on August 25, 2004.

Being the same property conveyed to Charles Ryan Kendrick and Natalie Afton Kendrick, husband and wife by Warranty Deed from Kathleen Denise Shackleford fka Kathleen Denise Nicholas, a single woman of record in Instrument No. 20220422-0046858 Register's Office for Davidson County, Tennessee, dated April 18, 2022 and recorded on April 22, 2022.

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: 2601 Hillsboro Pike #J16, Nashville, TN 37212.

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 #:
GNR Partners, LLC 1106 PIN OAK LANE BRENTWOOD, TN 37027	NEW OWNER	117-03-0B-158.00

WITNESS THE EXECUTION HEREOF this 13th day of February, 2024.

Charles Ryan Kendrick

Natalie Afton Kendrick

State of Tennessee)
County of Davidson)

On this 13th day of February, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Charles Ryan Kendrick and Natalie Afton Kendrick, 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

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 259,900.00.**

Affiant

Sworn and subscribed before me on this the 13th day of February, 2024.

Notary Public

My Commission Expires: 3/3/26