Karen Johnson Davidson County
Batch # 1115429 DEEDWARR
03/27/2024 10:36:47 AM 6 pgs
Fees: $33.00 Taxes: $2,035.00
20240327-0021261

Name and Address of New Owner:
The 2013 Roy & Cheryl Trowbridge Revocable Trust
2917 Americus Drive
Thompsons Station, TN 37179

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 071-16-0E-002-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Peter Kinnon and wife, Angeline Kinnon**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Roy M. Trowbridge and Cheryl B. Trowbridge, Co-Trustees of The 2013 Roy & Cheryl Trowbridge Revocable Trust dated August 12, 2013,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Unit B of 1317A-1317B Jones Avenue Townhomes, of record in Instrument No. 20170818-0084989, Register's of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Peter Kinnon and wife, Angeline Kinnon by Warranty Deed dated January 25, 2019 from Mc2 Development, LLC, a Tennessee limited liability company recorded January 30, 2019 in Instrument No. 20190130-0008953 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21 day of March, 2024.

Peter Kinnon (SEAL)
Peter Kinnon

Angeline Kinnon (SEAL)
Angeline Kinnon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this _____ day of March, 2024, before me personally appeared Peter Kinnon and Angeline Kinnon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this _____ day of March, 2024.

_____
Notary Signature
My commission expires:

PLEASE SEE ATTACHED

FLORIDA INDIVIDUAL ACKNOWLEDGMENT
F.S. 117.05(13)

State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of

☐ Physical Presence,

— OR —

☑ Online Notarization,

this 21 *Date* day of March *Month*, 2024 *Year*, by

Peter Kinnon
Name of Person Acknowledging

Jennifer Owens
Signature of Notary Public — State of Florida

Jennifer Owens
Name of Notary Typed, Printed or Stamped

☐ Personally known

☑ Produced Identification

Type of Identification Produced: FL DL

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC STATE OF FLORIDA

Jennifer Owens
Electronic Notary Public
State of Florida
Commission #: HH427068
Commission Expires: 07/27/2027

Place Notary Seal Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: 03 / 21 / 2024 Number of Pages: 2

Signer(s) Other Than Named Above: Angeline Kinnon

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FLORIDA INDIVIDUAL ACKNOWLEDGMENT
F.S. 117.05(13)

State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of

☐ Physical Presence,

— OR —

☑ Online Notarization,

this 21 (Date) day of March (Month), 2024 (Year), by

Angeline Kinnon
Name of Person Acknowledging

Jennifer Owens
Signature of Notary Public — State of Florida

Jennifer Owens
Name of Notary Typed, Printed or Stamped

☐ Personally known
☑ Produced Identification

Type of Identification Produced: FL DL

Notarized online using audio-video communication

Jennifer Owens
Electronic Notary Public
State of Florida
Commission #: HH427068
Commission Expires: 07/27/2027

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Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: 03/21/2024 Number of Pages: 2

Signer(s) Other Than Named Above: Peter Kinnon

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AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $550,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Marlin Baltz
(Affiant)

Sworn to and subscribed before me this
21st day of March, 2024.

Notary Public
My commission expires:
File No. 2024-6743-TS

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 March 21, 2024 (date of document)

Regina Sullo

Affiant Signature

3/21/24

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 21st day of March, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

