Karen Johnson Davidson County
Batch# 1137482 DEEDWARR
05/21/2024 09:08:30 AM 4 pgs
Fees: $23.00 Taxes: $1,121.10
20240521-0037648

Warranty Deed

ELIZABETH LEONBERGER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMM. EXPIRES MARCH 11, 2028	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $303,000.00 Affiant Subscribed and sworn to before me, this the 13th day of May, 2024. Notary Public My commission expires: 3·11·28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Extreme Imports Auto, LLC	Same As Owner	052-13-0B-052.00-CO
1229 Alandee St		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID J. MCKINNON, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EXTREME IMPORTS AUTO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 90, River Glen, Phase II-C, Section I, of record in Plat Book 7900, Pages 233 and 234, amending Plat Book 6900, Page 650, Register's Office for said County, to which reference is hereby made for a more complete description

Being the same property conveyed to David J. McKinnon, a single man by Warranty Deed from Nadine D'Argo, married of record in Instrument No. 20220929-0107589, Register's Office for Davidson County, Tennessee, dated September 23, 2022 and recorded on September 29, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2331 Benay Road, Nashville, TN 37214, but such 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of May, 2024.

David J. McKinnon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David J. McKinnon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of May, 2024.

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3·3·25

Jeremy McKinnon, spouse of David J. McKinnon, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Jeremy McKinnon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeremy McKinnon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of May, 2024.

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3·3·25

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 90, River Glen Phase II-C, Section I, of record in Plat Book 7900, Pages 233 and 234, amending Plat Book 6900, Page 650, register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nadine D'Argo, by Warranty Deed from Nina Chris Palmer, unmarried, of record in Instrument No. 20170911-0093010, in the Register's Office of Davidson County, Tennessee, dated September 05, 2017 and recorded on September 11, 2017.

Being the same property conveyed to David J. McKinnon, a single man, by Warranty Deed from Nadine D'Argo, married, of record in Instrument No. 20220929-0107589, in the Register's Office of Davidson County, Tennessee, dated September 23, 2022 and recorded on September 29, 2022.

Being the same property conveyed to Extreme Imports Auto, LLC, a Tennessee Limited Liability Company by deed dated May 13, 2024 and recorded in Instrument No._____in the Register's Office of Davidson County, Tennessee

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 May 13, 2024.

Signature
Date: May 13, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 13th day of May, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025