WARRANTY DEED

Karen Johnson Davidson County
Batch# 1147621 DEEDWARR
06/14/2024 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20240614-0044803

File No. AD-24-6888

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires March 03, 2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Restore Renew LLC	**New Owner**	
(NAME) **152 Lake Park Drive**	(NAME) **152 Lake Park Drive**	072-06-0-157.00
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Nashville, TN 37211**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Dawn Cherie Kensky, unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Restore Renew LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, 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 the Westerly 29.5 feet of Lot No. 49 and the Easterly 46 feet of Lot No. 50 on the Revised and Corrected Map of Casper Zopfi Place, as record in Book 547, Pages 21 and 22, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Dawn Cherie Kensky by Warranty Deed from United Companies Lending Corporation of record in Instrument No. 20000203-0011187 Register's Office for Davidson County, Tennessee, dated January 26, 2000 and recorded on February 3, 2000.

This is property more commonly known as 924 Thomas Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my/our hand this 14th day of June, 2024.

Dawn Cherie Kensky

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of June, 2024, before me personally appeared Dawn Cherie Kensky, 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 14th day of June, 2024.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Adde Dilworth, 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 **June 14, 2024**.

Date

Affiant Signature

June 14, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14** day of **June**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025