RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Warranty Deed

Karen Johnson Davidson County Batch # 1165644 DEEDWARR 08/02/2024 09:40:38 AM 2 pgs Fees: $13.00 Taxes: $1,480.00 20240802-0058716	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $400,000.00 Affiant Subscribed and sworn to before me, this 1st day of July, 2024. Notary Public My commission expires: DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

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:
Select Home Solutions Group, LLC	Select Home Solutions Group, LLC	103-06-0-030.00
2817 West End Ave Suite 126-449	2817 West End Ave Suite 126-449	
Nashville, TN 37203	Nashville, TN 37203	

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, **LORI KINNEY, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SELECT HOME SOLUTIONS GROUP, LLC, A MISSISSIPPI 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:

Being Lot No. 8 on the Revised Plan of Richland Meadows, Section IV, of record in Book 2330, page 95, Register's Office for said County.

Said Lot No. 8 fronts 65 feet on the North side of Oakmont Circle and runs back between parallel lines, 141.1 feet on the West line and 104.61 feet on the East line to a dead line in the rear on which it measures 75.3 feet.

Being the same property conveyed to Lori Kinney by Warranty Deed from Cletus L. Beatty, Charles C. Beatty, Iva Mae Shearer, Ina Rhea Robbins, and Samuel W. Beatty, being all of the heirs at law of Milred F. Beatty, deceased of record in Instrument No. 20030321-0037769 Register's Office for Davidson County, Tennessee, dated February 21, 2003 and recorded on March 21, 2003 and Affidavit of Heirship recorded in Instrument No. 20020830-0105571.

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 5534 Oakmont Circle, Nashville, TN 37209, 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 31st day of July, 2024.

Lori Kinney

Lori Kinney

STATE OF FLORIDA
COUNTY OF Monroe

By means of physical presence

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lori Kinney, 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 30th day of July, 2024.

Notary Public

My Commission Expires: 9-9-2027

RAYMOND VICTOR CAPUTO
Notary Public - State of Florida
Commission # HH 429322
My Comm. Expires Sep 9, 2027
Bonded through National Notary Assn.