WARRANTY DEED

Karen Johnson Davidson County
Batch# 1167425 DEEDWARR
08/12/2024 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,150.70
20240812-0060503

File #24-PA-0218-PARK

(SEAL)

LEAH HONEYCUTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August, 2024.

Notary Public
MY COMMISSION EXPIRES: 11/6/24

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
C3PROP, LLC	SAME	
(NAME)	(NAME)	**072 15 4L 002.00**
6024 Gardendale Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

NICOLE MARIE BRADY, A SINGLE WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

C3PROP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 218 on the plan of 216 and 218 McKennell Townhomes, as shown on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions of 216 and 218 McKennell Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190220-0015425, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to NICOLE MARIE BRADY, A SINGLE WOMAN, by deed from SHANNA HENDERSON, MARRIED, of record in Instrument No. 20200811-0089469, dated August 6, 2020, said Register's Office.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF SHARPE AND HORN'S, 6TH ADDITION, as recorded in Plat Book 332, Page(s) 118.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20190220-0015425.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **218 McKennell Drive, Nashville, TN 37206**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 7th day of August, 2024.

Nicole Marie Brady

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of August, 2024, before me personally appeared Nicole Marie Brady, 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 7th day of August, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Certificate of Authenticity

I, Mark W. Honeycutt II, 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 8/7/24.

Date

Affiant Signature

8/7/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of August, 2024.

Notary's Signature

My Commission Expires: 11/6/24

Date

Notary's Seal (if on paper)

