Karen Johnson Davidson County
Batch# 1191999 DEEDWARR
10/09/2024 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20241009-0078576

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

W-KW-24-1361

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Caitlin R. Breakey	COMMUNITY MORTGAGE	
(NAME)	(NAME)	061-16-0G-001.00-CO
1361 Greenland Ave.	12950 METCALF AVE STE 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	OVERLAND PARK, KS 66213	
(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, **THE KENDRICK GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAITLIN R. BREAKEY, A SINGLE WOMAN,** 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:

A certain Unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Residences at Thirteen-Sixtyone Greenland Avenue, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Residences at Thirteen-Sixtyone Greenland Avenue, a Horizontal Property Regime, of record in Instrument No. 20220617-0069847, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to The Kendrick Group, LLC, a Tennessee Limited Liability Company by Warranty Deed from David A. Sueck, Executor of The Estate of Thomas Higgins, David A. Sueck, Karen Gerrick, Michael P. Sueck, and Sandra Washington of record in Instrument No. 20220110-0002885 Register's Office for Davidson County, Tennessee, dated December 29, 2021 and recorded on January 10, 2022.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 974, Page 13, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20220617-0069847, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20220706-0077944, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1358, Page 196 and Book 1372, Page 59, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20221219-0130689 and amended instrument No. 20230505-0033473, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restriction and Covenants of record in Instrument Number 20230922-0074642, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1361 Greenland Ave., Nashville, Tennessee 37216**.

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 27th DAY OF SEPTEMBER, 2024.

The Kendrick Group, LLC

BY: _____

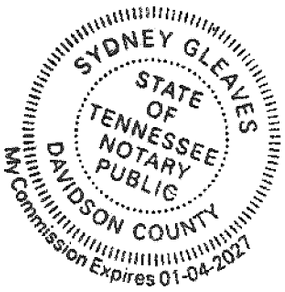
Philip W. Kendrick
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILIP W. KENDRICK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of THE KENDRICK GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of September, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 27. **2024**.

Affiant Signature

4th day of October, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028