Name and Address of New Owner:
Rachel Kern
715 Merritt Avenue
Apt. 530
Nashville, TN 37203

Send Tax Bills To:
Rachel Kern
809B Knox Avenue
Nashville, TN 37204

This Instrument Prepared By:
Katie Freeland
Blueprint Title TN
401 Church Street
#1710
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 1201347 DEEDWARR
11/05/2024 12:33:30 PM 4 pgs
Fees: $23.00 Taxes: $4,066.30
20241105-0085854

Map & Parcel No: 118014T00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **William Bryan McGee and Emily Brooke McGee, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rachel Kern, single,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B of 809 Knox Avenue Homes, a Planned Unit Development. as shown on Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for 809 Knox Avenue Homes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103(b) of record in Instrument Number 20160414-0035868, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit.

Being the same property conveyed from William Bryan McGee, now a married man to William Bryan McGee and Emily Brooke McGee, husband and wife, as tenants by the entirety with rights of survivorship by Quitclaim Deed dated September 14, 2019 and recorded on October 30, 2019 as Instrument No. 20191030-0111345 in the Records of the Davidson County Register of Deeds.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of November, 2024.

Wm B. McGee (SEAL)
William Bryan McGee

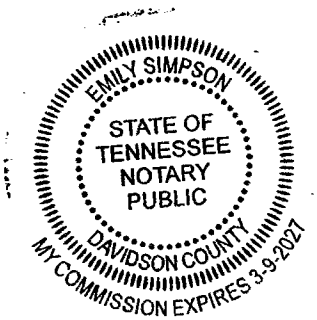
Emily B McGee (SEAL)
Emily Brooke McGee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of November, 2024, before me personally appeared William Bryan McGee and Emily Brooke McGee, 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 1st day of November, 2024.

Notary Signature
My commission expires: 3/9/27



AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,099,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of November, 2024.

Notary Signature
My commission expires: March 9, 2027

EMILY SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

Property Address: 809B Knox Avenue, Nashville, TN 37027

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am the custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is true and exact copy of the original document executed and authenticated according to law on November 1, 2024.

Steve Berneman

Date: 11/01/2024

State of Tennessee

County of Davidson

Sworn and subscribed before me on November 1, 2024 by Steve Berneman.

Name: Rachel Odom

Title: Notary Public

My commission expires: 5-24-28

RACHEL ODOM
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY