Karen Johnson Davidson County
Batch# 1264397 DEEDWARR
04/24/2025 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $6,290.00
20250424-0031481

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22 DAY OF April, 2025

NOTARY PUBLIC
My Commission expires: 7/27/26

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 25020032

Address of New Owner
Connor Shell and
Audrey Case
1509 B Kirkwood Avenue
Nashville, TN 37212

Send Tax Bills To:
Same

Tax Information:
117-04-4C-002.00 CO

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Kirkwood JTC, LLC, a Tennessee Limited Liability Company,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Connor Shell and Audrey Case, Husband and Wife** hereinafter called the **Grantee(s)**, their heirs and assigns, the following described tract or parcel of land in Davidson County, Tennessee, to be held as tenants in common with right of survivorship, with it being the intent of the Grantees that the survivor of the two shall acquire the entire fee:

Land in Davidson County, Tennessee, being Unit B of Homes at 1509A & 1509B Kirkwood Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1509A & 1509B Kirkwood Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20230831-0068130, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1509A & 1509B Kirkwood Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20230831-0068130, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Trecia Knapp and Carla Retief and Julie Duncan by Warranty Deed from Kenneth M. Baresich, Trustee of the Irrevocable Trust Agreement of Allen J. Goll, dated November 16, 2021, dated 07/18/2023 and recorded on 07/20/2023 in Instrument No. 20230720-0055881, Register's Office for Davidson County, Tennessee. Further being part of the same property conveyed to Kirkwood JTC LLC by Quitclaim Deed from Carla Retief and Julie Duncan and Trecia Knapp dated 07/27/2023 and recorded on 07/27/2023 in Instrument No. 20230727-0058124, RODCT.

This is property generally located:
1509 B Kirkwood Avenue, Nashville, TN 37212

SUBJECT TO THE FOLLOWING:

1. 2025 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 332, Page 10, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20230831-0068130, Register's Office for Davidson County, Tennessee.
4. Easement of record in Instrument No. 20240222-0012224, Register's Office for Davidson County, Tennessee.
5. Restrictive Covenant of record in Instrument No. 20241114-0088614, 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 Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **Kirkwood JTC LLC** has caused this instrument to be executed, this the 21 day of April, 2025.

Kirkwood JTC LLC

By: Julie Duncan, Managing Member

STATE OF TN
COUNTY OF Wilson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Julie Duncan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself, to be the Managing Member (or other officer authorized to execute the instrument of **Kirkwood JTC LLC**, the within named bargainor, a Limited Liability Company, and that such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Managing Member (or other authorized officer).

This the 21 day of April, 2025.

My Commission expires: 7/25/26

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 4/21/2025 (date of document).

L. Broner McCoy
Date: 4/23/2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 23rd day of April, 2025.

NOTARY PUBLIC
My Commission expires: 2-10-2029

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY