Karen Johnson Davidson County
Batch# 1268327 DEEDWARR
05/02/2025 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $9,250.00
20250502-0034238

WARRANTY DEED

(SEAL)

SANDY McCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF April, 2025.

Notary Public
MY COMMISSION EXPIRES: 7/15/2027

File #25-PA-0919-B

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)
Daniel Steinkerchner and Megan Steinkerchner	JP Morgan Chase	
(NAME)	(NAME)	**118 05 2B 002.00**
919B Kirkwood Ave	700 Kansas LN	
(ADDRESS)	(ADDRESS)	
Nashville TN 37204	Monroe LA 71203	
(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,

915 KIRKWOOD GP, A TENNESSEE PARTNERSHIP,

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

DANIEL STEINKERCHNER AND MEGAN STEINKERCHNER, HUSBAND AND WIFE,,

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. B of KIRKWOOD HOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing KIRKWOOD HOMES, a Horizontal Property Regime, of record in Instrument No. 20230605-0042092, 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 part of the same property conveyed to 915 Kirkwood, GP, A Tennessee General Partnership, by Warranty Deed from Courtney Gasper and Christine Gasper, Husband and Wife, of record in Instrument No. 20230411-0026630, in the Register's Office of Davidson County, Tennessee, dated April 06, 2023 and recorded on April 11, 2023.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT 1 DOYLE SUBDIVISION, as recorded in Instrument No. 20221028-0116568; Instrument No. 20220512-0055048; and Plat Book 9700, Page 81.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20230605-0042092.

*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill recorded in Instrument No. 20241105-0085754.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **919 B Kirkwood Avenue, Nashville, TN 37204**.

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 30th day of April, 2025.

915 Kirkwood GP, a Tennessee Partnership

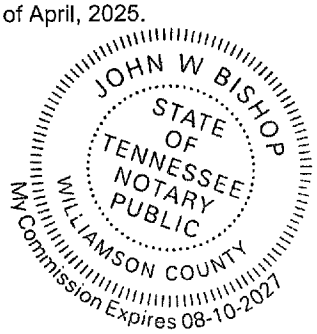
By:_____
Loy Carney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30 day of April, 2025, before me personally appeared Loy Carney, Authorized Agent of 915 Kirkwood GP, 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 30 day of April, 2025.

_____
Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Sandy McCollum, 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 4/30/25 (date of document).

Affiant Signature

4/30/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2-1-27

NOTARY'S SEAL

