Karen Johnson
Batch # 1438678
06/26/2026 03:27:24 PM
Fees: $13.00 Taxes: $2,608.50
Davidson County
DEEDWARR
2 pgs
20260626-0058180

WARRANTY DEED

DAWN MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

STATE OF TENNESSE
COUNTY OF DAVIDS

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF June, 20 26

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Elizabeth Griffin	KIND LENDING LLC	
(NAME)	(NAME)	
4917 Illinois Ave	1920 MAIN STREET STE 1200	091 11 0C 002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	IRVINE, CA 92614	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ANDREW JOSEPH MCCORMICK, AN UNMARRIED MAN, AND TAYLOR ELIZABETH HUMPHREY, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHERINE ELIZABETH GRIFFIN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B (4917 ILLINOIS AVENUE) ON THE PLAN OF 50TH & ILLINOIS COTTAGES, shown as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20140911-0083311, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew Joseph McCormick, an unmarried man, and Taylor Elizabeth Humphrey, an unmarried woman, by Warranty Deed from Samuel Wilson, a married man, of record in Instrument No. 20240906-0068846, in the Register's Office of Davidson County, Tennessee, dated September 03, 2024, and recorded on September 06, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved / improved x property, known as 4917 Illinois Ave, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-ZTRE-26-4917

MO2026-666

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 22 day of JUNE, 2026

ANDREW JOSEPH MCCORMICK

TAYLOR ELIZABETH HUMPHREY

STATE OF KENTUCKY

COUNTY OF JEFFERSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew Joseph McCormick and Taylor Elizabeth Humphrey, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of JUNE, 2026.

Commission expires: 8/21/2026

Notary Public

MICHAEL J. CARTER
Notary Public, ID KYNP55591
State at Large, Kentucky
My Commission Expires on Aug. 21, 2026