WARRANTY DEED

Karen Johnson Davidson County
Batch# 191437 **DEEDWARR**
02/04/2019 11:53:48 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20190204-0010350

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Irina Gert	BOKF NA DBA Bank of Texas	04415007100
(NAME)	(NAME)	
910-912 Bryan Street	P O Box 35688	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Tulsa OK 74153	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **W. Michael Kennedy and Nancy C. Kennedy,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Irina Gert,** married, 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:

Being Lot No. 121 of Section "D" "a/k/a Plan of Section "D", Village of Old Hickory" on the plan of E.I. du Pont de Nemours and Company's subdivision, as of record in Book 1424, Page 65, Register's Office for said County.

Said Lot No. 121 fronts 64 feet on the westerly side of Bryan Street and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to W. Michael Kennedy and wife Nancy C. Kennedy, by deed of record in Book 9350 , Page 737 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 910-912 Bryan Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 29th day of January, 2019.

W. Michael Kennedy

Nancy C Kennedy

State of Tennessee
County of Davidson

Personally appeared before me W. Michael Kennedy and Nancy C Kennedy, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of January, 2019.

Notary Public
My Commission Expires: 11-26-22

File No.: 13625

STATE OF TENNESSEE NOTARY PUBLIC