WARRANTY DEED

Karen Johnson
Batch# 224746
05/02/2019 09:40:09 AM
Fees: $13.00 Taxes: $954.60

Davidson County
DEEDWARR
2 pgs

20190502-0040756

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-8-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Justyna Jane Kelley	First Tennessee Bank National Association	119-14-O-192.00
(NAME)	(NAME)	
2905 Mashburn Rd.	12195 Metro Parkway Suite 2	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Fort Meyers, FL 33966	
(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, I, **Irene Kelley, an unmarried woman** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Justyna Jane Kelley, a single woman** 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 Lot No. 18 on the Plan of Mashburn Heights, Section 2, as of record in Book 1835, page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 157.4 feet on the westerly side of Mashburn Drive and extends back 127.5 feet on the northerly line and 109.1 feet on the southerly line to a dead line measuring 81.3 feet thereon.

Being the same property conveyed to Irene Kelley by Warranty Deed from Russell Saindon dated April 12, 2016 of record in Instrument Number 201601422-0039074, Register's Office for Davidson County, Tennessee.

Subject to:

All matters as shown on plan of record in Plat Book 1835, page 93, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions and setback lines if any, and all easements for public utilities.

unimproved ☐

This is improved ☑ property, known as 2905 Mashburn Rd., Nashville, TN 37211
(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 April, 2019.

Irene Kelley

State of Tennessee
County of Davidson

Personally appeared before me Irene Kelley, with whom I am personally acquainted, and who acknowledged that executed the foregoing instrument for purposes therein contained.

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

Notary Public
My Commission Expires: 11-8-21

File No. 201904026

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY