WARRANTY DEED

Karen Johnson Davidson County
Batch# 232121 DEEDWARR
05/20/2019 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,217.30
20190520-0047214

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: APRIL 16, 2022

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, ,

File No.: ARK190329TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Miranda B. Kenney and Stacy Ward	Miranda B. Kenney and Stacy Ward	
(NAME) 6053 Hagars Grove Pass	(NAME) 6053 Hagars Grove Pass	098-10-0A-015.00-CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Twenty-Nine Thousand And No/100 Dollars ($329,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KELLY J. MURSCH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MIRANDA B. KENNEY, A SINGLE WOMAN, AND STACY WARD, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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. 43 on the Plan of Phase One, Hagars Grove, RS15 Cluster Lot Subdivision of record in Plat at Instrument No. 20040614-0069738, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kelly J. Mursch, unmarried woman by Warranty deed from Darrin Henderberg and Bethany A. Henderberg, husband and wife of record in Instrument No. 20180202-0010801 Register's Office for Davidson County, Tennessee, dated January 31, 2018 and recorded on February 02, 2018.

Being the same property conveyed to Darrin Henderberg and wife, Bethany A. Henderberg by Warranty deed from Frank Batson Homes, Inc. of record in Instrument No. 20050415-0042360 Register's Office for Davidson County, Tennessee, dated April 13, 2005 and recorded on April 15, 2005.

unimproved ☐
This is improved ☒ property, known as 6053 Hagars Grove Pass, Hermitage, TN 37076
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Kelly J. Mursch this 17 day of May, 2019.

Kelly J. Mursch

STATE OF TENNESSEE
COUNTY OF Davidson

On this 17 day of May, 2019, before me personally appeared Kelly J. Mursch to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 17 day of May, 2019.

Commission Expires: _____

Notary Public

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022

True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt II, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8-4-20

Notary Seal

