Karen Johnson Davidson County
Batch# 269875 DEEDWARR
08/12/2019 11:03:30 AM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20190812-0080110

# WARRANTY DEED

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

440984

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Craig B. Kennedy | New Owner | 062-09-0-013.00 |
| (NAME) | (NAME) | |
| 4010 Gallatin Pike | 4010 Gallatin Pike | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | Nashville, TN 37216 | |
| (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 considerations, the receipt of which is hereby acknowledged, I/we Heidi Renay Johnson and Heidi R. Johnson , Authorized Agent for Glenn E. Wells pursuant to Order of the Chancery Court for Davidson County, Tennessee (Probate Division) No. 18-1098-III, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Craig B. Kennedy and Kimberly J. Kennedy, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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 parts of Lots Nos. 24, 25 and 26 and part of an unnumbered tract east of Lot No. 24 on the map of Riverwood Subdivision, as of record in Book 547, Page 62, Register's Office for said County, described together according to a survey made by Z.J. Wilkinson Surveyor, September 21, 2955, as follows:

Beginning on the easterly margin of Brush Hill Road at the southwest corner of the property conveyed to Zack R. Cheek and S.T. Long by deed from Julia K. Kemp of record in Book 2481, Page 3578, said Register's Office, said point being 216.7 feet northerly from the southwest corner of said Lot No. 26 on said map; thence with said Cheek and Long's southern boundary line, North 67 degrees 30' East 176.6 feet; thence North 60 degrees East 235 feet to an iron pin in the westerly line of Lot No. 22 on said map; thence with the westerly line of said of Lots 22 and 23, South 46 degrees 30' East 152.5 feet; thence South 69 degrees 45' West 468 feet to the easterly margin of said Road; thence with said Road, North 24 degrees 15' West 96.7 feet to the beginning.

Being the same property conveyed to Arthur G. Wells and wife, Ava L. Wells by Warranty Deed from Julia M. Kemp, dated November 28, 1955 and recorded November 28, 1955 of record in Book 2484, Page 523, Register's Office for Davidson County, Tennessee. Arthur G. Wells predeceased Ava L. Wells leaving her as the surviving tenant by the entirety. Ava L. Wells died intestate on October 19, 2007 leaving her two sons, Heath N. Wells and Glenn E. Wells as her only heirs at law. See File No. 08P131, 7th Circuit Court for Davidson County, Tennessee (Probate Division).

Being further conveyed to Heath Wells and Glenn E. Wells by Quitclaim Deed from Heath Wells and Glenn E. Wells, Co-Executors for the Estate of Ava L. Wells, dated November 10, 2009 and recorded December 09, 2009 of record in Instrument No. 20091209-0112675, Register's Office for Davidson County, Tennessee.

Heath Wells died intestate on April 29, 2018 leaving his one-half interest in the above described property to his daughter, Heidi Renay Johnson, as his only heir at law. See Affidavit of Heirships in a Instrument No: 20190212-0013234 and Instrument No: 20190212-0013235, Register's Office for Davidson County, Tennessee.

Heidi R. Johnson is authorized by Order of the Chancery Court for Davidson County, Tennessee, (NO. 18-1098-III) to execute any and all documents necessary, including but not limited to deeds, to convey Glenn E. Wells' one-half interest in the above described property.

Heidi R. Johnson and Heidi Renay Johnson is one and the same person.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3700 Brush Hill Road, Nashville, TN 37216

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 7 day of August, 2019.

Heidi Renay Johnson

Heidi R. Johnson, Authorized Agent for Glenn E. Wells
Pursuant to Order of the Chancery Court for Davidson County, Tennessee
(Probate Division) No. 18-1098-III

State of Indiana
County of Jennings

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Heidi Renay Johnson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of August, 2019.

Mary T. Acton
Notary Public: Mary T. Acton
My Commission Expires: 9/24/2022

MARY T. ACTON
Notary Public - Seal
State of Indiana
Jennings County
My Commission Expires Sep 24, 2022

State of Indiana
County of Jennings

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Heidi R. Johnson as Authorized Agent for Glenn E. Wells pursuant to Order of the Chancery Court for Davidson County, Tennessee, (Probate Division) No. 18-1098-III, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she as such Authorized Agent with full power and authority so to do executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of August, 2019.

Mary T. Acton Mary T. Acton
Notary Public:
My Commission Expires: 9/24/2022

MARY T. ACTON
Notary Public - Seal
State of Indiana
Jennings County
My Commission Expires Sep 24, 2022

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**5107 Maryland Way**
**Brentwood, TN 37027**

## CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the 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 executed and authenticated according to law.

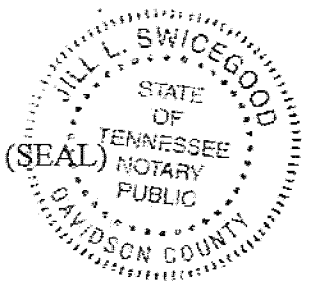
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




(SEAL)

Notary Public

My Commission Expires: July 9, 2022