WARRANTY DEED

Karen Johnson Davidson County
Batch# 304199 DEEDWARR
10/22/2019 01:30:24 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20191022-0108264

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$435,000.00**

Affiant

Subscribed and sworn to me on 10/18/2019.

NOTARY PUBLIC
My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jennifer Leigh Amendola 1146 Kirkland Ave Nashville, TN 37216	New Owner	072 07 0 069.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Hannah Kestner and Seph Kester, wife and husband**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Jennifer Leigh Amendola, an unmarried woman,** hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 13, on the plan of Inglewood Place, of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee.

Said Easterly 50 feet of Lot No. 13 fronts 50 feet on the Southerly side of Kirkland Avenue and runs back on the Easterly side 282.2 feet and on the Westerly side 282 feet more or less to a dead line.

Being the same property conveyed to Hannah L. Wachtmeister by Warranty Deed from Sammy M. Smith, unmarried, of record in Instrument No. 20160513-0048046, in the Register's Office of Davidson County, Tennessee, dated May 11, 2016 and recorded on May 13, 2016.

The said Hannah L. Wachtmeister has since married and is now known as Hannah Kestner.

Seph Kestner, spouse of Hannah Kestner, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead he may have in the aforedescribed property by virtue of his marriage to Hannah Kestner.

This is improved property known as **1146 Kirkland Avenue, Nashville, TN 37216**

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS does covenant with the said GRANTEES they 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;

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RUT-19-1146

and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 10/18/19.

Hannah Kestner

Seph Kestner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On October 18, 2019, before me personally appeared Hannah Kestner, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on October 18, 2019.

NOTARY PUBLIC

My Commission Expires: 03/08/2021

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On October 18, 2019, before me personally appeared Seph Kestner, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on October 18, 2019.

NOTARY PUBLIC

My Commission Expires: 03/08/2021

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021