Karen Johnson Davidson County
Batch# 370493 DEEDWARR
03/10/2020 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.13
20200310-0026888

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $284,900.00. Affiant Subscribed and sworn to before me This 4 day of March 2020. Notary Public My Commission Expires: 1-24-22

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owners as:	Tax Bill To:	Map / Parcel
Kovrig Properties, LLC **810 Tuckahoe Drive,** **Madison, TN 37115**	New Owners 3304 Misty Winds Ln Old Hickory TN 37138	04209011200

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. 20-02-16088

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **W. Michael Kennedy, Lesley M. Kennedy, and Amanda K. Parker, as equal tenants in common**, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Kovrig Properties, LLC, a Tennessee Limited Liability Company,** (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in the 11th civil district of Davidson County, Tennessee being all of Lot No. 56 on the Plan of Kemper Heights, Section 2, as shown by plat and survey of record in Book 2331, page 104, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to W. Michael Kennedy, Lesley M. Kennedy, and Amanda K. Parker, as equal tenants in common by Warranty Deed from Cheryl Draper Ridings, married and Vicki Draper Hawk, married, of record in Instrument No. 20110323-0022496, Register's Office for Davidson County, Tennessee.

This is improved property known as 810 Tuckahoe Drive, Madison, TN 37115.

This conveyance is subject to the following:

1. Taxes for 2020 and subsequent years, a lien not yet due and payable. Map & Parcel; 04209011200

2. Covenants as of record in in Book 2442, Page 459, said Register's Office.
3. Easement as of record in Book 5557, Page 963, said Register's office.
4. Subject to all matters on plat of record in Book 2331, page 104, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, it's successors and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees, it's successors and assigns against the lawful claims of all persons whomsocver.

Witness my hand this 6th day of March, 2020.

W. Michael Kennedy

Lesley M. Kennedy

Amanda K. Parker

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared **W. Michael Kennedy, Amanda K. Parker, and Lesley M. Kennedy** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 6th day of March 2020.

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2021

My Commission Expires: 5-8-2021

True Copy Certification

I, Trudy Milliken, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

