Karen Johnson Davidson County
Batch# 385876 DEEDWARR
04/15/2020 10:31:23 AM 2 pgs
Fees: $13.00 Taxes: $947.20
20200415-0039320

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$256,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF April, 2020.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 161
Kevin Paul McKenna 5469 Village Way Nashville, Tennessee 37211	Shelter Lending Services, LLC, 4000 W. Brown Deer Road Brown Deer, Wisconsin 53209	GROUP 10 0A PARCEL 088.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Richard Sayers and spouse, Joy Sayers

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Kevin Paul McKenna and Chelsey Marie McKenna, husband and wife

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. 12 on the Plan of Phase One Villages of Brentwood of record in Book 5200, page 613 amended in Book 6293, page 365, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard Sayers and spouse, Joy Sayers, by Warranty Deed from Mark K. Jacobs and spouse, Julie Rae Jacobs, dated August 8, 2008 and filed of record in Instrument No. 20080818-0084644, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2020 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **5469 Village Way, Nashville, Tennessee 37211.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hand and official seal at office this 14th day of April, 2020.

Richard Sayers

Joy Sayers

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Richard Sayers and, Joy Sayers, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of April, 2020.

NOTARY PUBLIC

My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:

Stewart Title
7101 Executive Center Drive, #151
Brentwood, TN 37027

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027