File 33120-8

Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 388510 DEEDWARR
04/20/2020 12:14:10 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20200420-0041105

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Lisa J. Cisko
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2020.

Colleen Walters
Notary Public

MY COMMISSION EXPIRES: 5/9/23
(AFFIX SEAL)

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ronald W. Kennedy, Sr. and Darleen G. Kennedy 728 Meadowcroft Lane Nolensville, TN 37135	Gardner Financial Services LTD dba Legacy Mutual Mortgage 3503 Paesanos Pkwy San Antonio, TX 78231	186 04 0A 193.00CO

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Paulette M. Cole,an unmarried woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Ronald William Kennedy, Sr. and Darleen Gail Kennedy, a married couple, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 245, on the Final Plat of Burkitt Place, Phase 2E, as shown on plat of record in Instrument No. 20070806-0093146, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jimmie D. Cole and Paulette M. Cole, husband and wife by Warranty Deed from Rex K. Wolstenholm, an unmarried man, dated 04/09/2015 and recorded 04/10/2015, of record in Instrument 201504100031609, Register's Office for Davidson County, Tennessee. Jimmie D. Cole having since died on February 23, 2019, leaving his wife, Paulette M. Cole, as the surviving tenant by the entirety.

The execution of this instrument is effected by the signature of Janette M. Coulter, as Attorney-in-Fact for Rebecca Paulette Cole, a/k/a Paulette M. Cole, which Power of Attorney was executed December 19, 2019 and recorded in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 728 Meadowcroft Lane, Nolensville, TN 37135

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/our hand(s) this the 17th day of April, 2020.

Paulette M Cole by Janette M Coulter, attorney in fact

Paulette M. Cole, by: Janette M. Coulter, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Janette M. Coulter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged herself to be the Attorney-in-Fact for Paulette M. Cole, the within named bargainor, and that she as such Attorney-in-Fact, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name, Paulette M. Cole, the bargainor, by the said, Janette M. Coulter, Attorney-in-Fact.

Witness my hand and official seal, this the 17th of April, 2020.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

