Karen Johnson Davidson County
Batch# 389637 DEEDWARR
04/22/2020 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,102.23
20200422-0042195

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $297,900.00

Affiant

Subscribed and sworn to before me, this 21st day of April, 2020.

Notary Public

My commission expires: OCT 2 0 2020

KRISTEN M. TRAIN Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael Cleary **Nancy Cleary**	New owner	**08900000900**
231 Flamingo St. ~~**7449 River Road Pike**~~		
Fort Myers Beach, FL ~~**Nashville, TN 37209**~~ 33931		

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 ACKNOWLEDGE, WE,

Kenily Investments LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Cleary and Nancy Cleary, 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, to wit:

Being a tract or parcel of land lying in the first civil district, Davidson County, Tennessee and located on the Easterly side of River Road, said tract or parcel of land being part of the property being denoted as parcel No. 9 on Metropolitan Property Tax Map Number 89 and being more particularly described as follows:

Beginning at a point in the center of River Road at the Southwest corner of the property now or formerly conveyed to "Granville L. Barnes and Wife", as being described in Deed Book 1449, Page 306, R.O.D.C., Tennessee and being the Northwesterly corner of the herein described tract; thence with the aforesaid centerline with the following ten (10) calls S17 51'W, 241 feet; thence S14 45'W 100 feet; thence S10 30'W, 100 feet; thence S5 30'W 100 feet; thence S1 W, 100 feet; thence S4 30'E, 100 feet; thence S10 W, 213.5 feet, more or less; thence leaving said centerline of River Road and running with the Northerly line of Lot No. 1, on the plan of the John F. Lewis Subdivision, as of record in Plat Book

7900, Page 512, R.O.D.C., Tennessee, S78 25' 19" E, 305 feet more or less, to the Southeasterly corner of the herein described tract and adjoining the property now or formerly conveyed to "Harvey E. Hall", as being described in Deed Book 2144, Page 418, R.O.D.C., Tennessee; thence N1 30'E, 155.5 feet, more or less; thence N23 E, 1195 feet, more or less, to the Northeasterly corner of the herein described tract; thence with the Northerly line of the herein described tract N70 W, 226 feet; thence N86 30W, 450 feet to the point of beginning, containing 17.998 acres, more or less.

Being the same property conveyed to Kenily Investments LLC, by Warranty Deed from John F. Lewis Jr, Mark E. Lewis, Kimberly A. Brooks, Roger A. Lewis, Marilyn Allison and Leslie E. Lambert, Co-Trustees of the Gertrude V. Lewis Living Trust UTD November 21, 2000, dated March 2, 2020, of record in Instrument No. 20200304-0023680, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Gertrude V. Lewis, Trustee for the Gertrude V. Lewis Living Trust UTD November 21, 2000, by Quitclaim Deed from Gertrude V. Lewis, dated November 21, 2000, of record in Instrument No. 20001127-0115868, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 7449 River Road Pike, Nashville, TN 37209.

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 in 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.

Kenily Investments LLC

BY: _____

Robert Nicholas Whalen, Co Trustee of the Whalen Living Trust U/A/D February, 2020, Sole Member

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Nicholas Whalen, Co-Trustee of the Whalen Living Trust U/A/D February 21.2020, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that the Whalen Living Trust U/A/D February 21.2020 is the Sole Member of Kenily Investments, LLC, a Tennessee limited liability company, and that he, as Co-Trustee of the Whalen Living Trust U/A/D February 21.2020, is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 20 day of April, 2020.

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 12.1.20

True Copy Certification

I, KRISTEN TRAINI, 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, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

