Karen Johnson Davidson County
Batch# 395563 DEEDWARR
05/04/2020 03:57:30 PM 4 pgs
Fees: $23.00 Taxes: $2,997.00
20200504-0046528

#34858

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34858-06-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $810,000.00. Affiant Subscribed and sworn to before me this 27th day of April, 2020. Notary Public My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Susan Cooney & Charles H. Cooney 201A Woodmont Circle Nashville, TN 37205	Susan Cooney & Charles H. Cooney 201A Woodmont Circle Nashville, TN 37205	Map and Parcel No.: 116 08 0 Q 002 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Frances B. Padgett , a 50% undivided interest and Ronald Barry Dean, Executor of the Estate of Lon F. Raby, deceased, a 50% undivided interest**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Susan Cooney and Charles H. Cooney, as joint tenants with right of survivorship** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 201A Woodmont Circle, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of April, 2020.

Frances B. Padgett

Frances B. Padgett

Ronald Barry Dean, Executor

Ronald Barry Dean, Executor of the Estate of Lon F. Raby, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frances B. Padgett, individually, and Ronald Barry Dean, as Executor of the Estate of Lon F. Raby, deceased with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2020.

Notary Public

My Commission Expires:

GEORGE E. AUDERER JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. A, together with the appurtenant interest in the common elements of Kenner Manor Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20051230-0156803, as supplemented and amended in Instrument No. 20070628-0077173, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A to the aforementioned supplement and amendment to Master Deed of record in Instrument No. 20070628-0077173.

Being part of the same property conveyed to Lon F. Raby by deed dated December 19, 2005 from E. W. Cobb, unmarried of record in Instrument No. 20051221-0152904, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 26, 2009 of record in Instrument No. 20091029-0100017, Register's Office for Davidson County, Tennessee, Lon F. Raby conveyed subject property to Lon F. Raby and Frances B. Padgett, joint tenants with right of survivorship. By Quitclaim Deed dated June 20, 2012 of record in Instrument No. 20120622-0054888, Lon F. Raby and Frances B. Padgett, joint tenants with right of survivorship conveyed subject property to Lon F. Raby, a 50% ownership and Frances B. Padgett, a 50% ownership, as tenants in common. Lon F. Raby having since died on August 15, 2017, leaving a Last Will and Testament filed for Probate in Docket No. 17P1480, Probate Court for Davidson County, Tennessee. In accordance with the terms of the Will, Lon F. Raby directed that the Executor administer and distribute the real property as part of his probate estate. Letters Testamentary were issued to Ronald Barry Dean.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 116 08 0 Q 002 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Kenner Manor Condominiums, of record in Instrument No. 20051230-0156803, as supplemented and amended in Instrument No. 20070628-0077173, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record attached as Exhibit A to the Supplement and Amendment to the Master Deed in Instrument No. 20070628-0077173, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 547, page 134, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

