Karen Johnson Davidson County
Batch# 417440 DEEDWARR
06/17/2020 11:59:03 AM 3 pgs
Fees: $18.00 Taxes: $1,368.63
20200617-0063097

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Jennifer Lee Barry
904 Holgate Ct
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MORTGAGEE:
First Bank
318 Seaboard Ln. Ste 205
Franklin, TN 37067

MAP	141-05
GROUP	0A
PARCEL	044.00co

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Merrill Lennon, married (f/k/a Merrill Moore, unmarried),** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto Jennifer Lee Barry, **an unmarried woman and Brian Kile, an unmarried man as joint tenants with right of survivorship**, 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. 44 on the Plan of Avondale Park, Phase 1, Section 1A, as shown by plat and survey of record in Instrument No. 20080226-0018937, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Merrill Lennon, married by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument no. 20091027-0098914, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2020 and subsequent years.

*Brian Lennon, spouse of Merrill Lennon, hereby joins in this conveyace transferring all his right, title, and interest in said property marital or otherwise.

This is **improved** property known as **904 Holgate Ct, Nashville, Tennessee 37221.**

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered. unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 this the 12th day of June, 2020.

Merrill Lennon

Brian Lennon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Merrill Lennon and** Brian Lennon. the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 12th day of June, 2020.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 7, 2020

My Commission Expires: 9/7/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $369,900.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of June, 2020.

NOTARY PUBLIC

My Commission Expires: 12-19-20

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC 19 2020