WARRANTY DEED

Karen Johnson Davidson County
Batch# 437488 DEEDWARR
07/14/2020 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20200714-0077032

File No. DH0007137

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. Hardwick STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca Jean Smith	New Owner	
(NAME)	(NAME)	
1804 Lakehurst Drive		083-10-0-277.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Michael Kearney and Shannon Kearney, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rebecca Jean Smith,** HEREINAFTER CALLED THE GRANTEE, 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, in the 11th Civil District, being part of the 10-1/2 acre tract as shown on the Plat of Richardson Place, of record in Plat Book 547, Page 135, said Register's Office, and described according to a survey by Eric Drake, County Surveyor, October 1, 1936, as follows:

Beginning on the Southerly margin of Lakehurst Drive at a point 230 feet West of the Westerly margin of 19th Street; thence with the Southerly margin of said drive, Westwardly 114 feet; thence Southwardly 246 feet to the Northerly line of the Tolmie Property; thence with said line Eastwardly 100 feet to a point 230 feet, more or less, West of the Westerly margin of 19th Street; thence Northwardly 223 feet to the beginning.

Being the same property conveyed to Michael Kearney and Shannon Kearney, husband and wife by Warranty deed from Kyle J. McPhee, married of record in Instrument No. 20120925-0087270 Register's Office for Davidson County, Tennessee, dated September 24, 2012 and recorded on September 25, 2012.

Being also known as 1804 Lakehurst Drive Nashville, Tennessee 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1804 Lakehurst Drive, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

This Deed shall be effective in transferring ownership on the 2 day of July, 2020.

Witness my hand this 2 day of July, 2020.

Michael P. Kearney
Michael Kearney

Shannon Kearney
Shannon Kearney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Kearney and Shannon Kearney, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 2 day of July, 2020.

D Hardwick
Notary Public

My commission expires: 5/23/2023

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

