WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/22
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 443223 DEEDWARR
07/23/2020 12:50:41 PM 2 pgs
Fees: $13.00 Taxes: $2,294.00

20200723-0081206

THIS INSTRUMENT WAS PREPARED BY
1796 Title, LLC, 600 A Frazier Drive, Suite 123, Franklin, TN 37067

File No.: 20060070-PS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Denton W Kerrigan and John F Kerrigan, Jr.	new owner	
(NAME)	(NAME)	130 08 0E 001.00
122 Wellington Park Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ELIZABETH OZMENT & ELIZABETH DURYEA, CO-EXECUTRIXES OF THE ESTATE OF ELLIOTT OZMENT, 18P-1795, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DENTON W. KERRIGAN AND JOHN F. KERRIGAN, JR., WIFE AND HUSBAND, 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:

BEING Lot No. 1 on the Plan of Wellington Park Revised, of record in Book 6200, page 409, as amended in Book 6809, page 102, Register's Office, Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-SB-21-122

BEING the same property conveyed to Elliott Ozment by Quitclaim Deed from Elizabeth Buenaventura Ramirez Ozment of record in Instrument No. 20091123-0107707, Register's Office, Davidson County, Tennessee, dated 10-7-09 and recorded 11/23/09. The said Elliott Ozment having since deceased on October 16, 2018 in which Estate was opened in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division as Docket No. 18P-1795, where Elizabeth Duryea and Elizabeth Ozment were appointed as Co-Executrixes of The Estate of Elliott Ozment.

unimproved ☐
This is improved ☒ property, known as 122 Wellington Park Court, Nashville, TN 37215
(House No.) (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.

Witness our hands this 30th day of July, 2020.

BY: _____
Elizabeth Ozment, Co-Executrix of The Estate of Elliott Ozment, 18P-1795

BY: _____
Elizabeth Duryea, Co-Executrix of The Estate of Elliott Ozment, 18P-1795

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, of the state and county mentioned, personally appeared Elizabeth Ozment & Elizabeth Duryea, Co-Executrixes of The Estate of Elliott Ozment, 18P-1795, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be Co-Executrixes of The Estate o f Elliott Ozment, 18P-1795, who is authorized to execute the instrument on behalf of The Estate of Elliott Ozment, the within named bargainor, and that such Co-Executrixes, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as Co-Executrixes.

Witness my hand and seal, at office in 2022, this July day of 2020.

_____
Notary Public

Printed Name: Tisha C. Baldwin

My Commission Expires: 1-23-23

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter. - Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in BOOK 6200, PAGE 409, amended in BOOK, 6809, Page 102, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.