Karen Johnson Davidson County
Batch# 551995 DEEDWARR
01/11/2021 03:12:10 PM 2 pgs
Fees: $13.00 Taxes: $1,219.15
20210111-0004804

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Martin Kerrigan
1913 Shelby Avenue
Nashville, Tennessee 37206

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
Same

MAP 083
GROUP 14 0
PARCEL 346.00

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 considerations, the receipt and sufficiency of which are hereby acknowledged, **Neighborhood Properties LLC., a Tennessee Limited Liabilty Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Martin Kerrigan and Autumn Kerrigan, husband and wife**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 394 on the plan of Edgefield Land Companys Third Subdivision, of record in Plat Book 57, page 152, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Neighborhood Properties, LLC, by Warranty Deed from Barbara A. Simpkins, dated March 11, 2005 and filed of record March 15, 2005 in Instrument No. 20050315-0028580, Register's Office for Davidson County, Tennessee. (for value or consideration of $65,000.00) The said Barbara A. Simpkins and Steve A. Simpkins having divorced leaving said property to Barbara A. Simpkins by Divorce Decree. And further conveyed to Amy Wallace by Quitclaim Deed from Neighborhood Properties, LLC, dated April 25, 2005 and filed of record April 28, 2005 in Instrument No. 20050428-0047427, said Register's Office. And further conveyed to Neighborhood Properties, LLC, by Quitclaim Deed from Amy Wallace, dated May 6, 2005 and filed of record May 24, 2005 in Instrument No. 20050524-0058718, said Register's Office.

Said property is transferred subject to the following matters:

1. 2021 taxes and subsequent years.
2. Matters shown on the recorded plat of Edgefield Land Company, of record in Book 57, Page 152, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 1913 Shelby Avenue, Nashville, Tennessee 37206.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Martin Kerrigan and Autumn Kerrigan, husband and wife, their heirs and assigns, forever, and, GRANTOR

does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 the 8th day of January, 2021.

Neighborhood Properties LLC

Lane Wallace Member

By: Lane Wallace, Member

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Lane Wallace,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **Neighborhood Properties LLC,** the within named bargainor **Lane Wallace, Member**, and that he as such **Member**, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the as such **Member**.

WITNESS my hand and official seal at office this 8th day of January, 2021.

NOTARY PUBLIC
My Commission Expires: ~~My Commission Expires~~
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $329,500.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of January, 2021.

NOTARY PUBLIC
My Commission Expires: 4/13/24

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY