(1)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

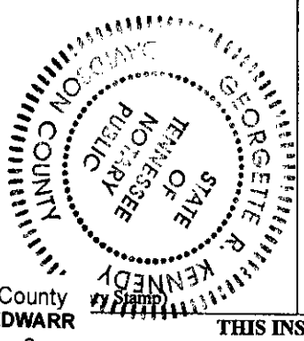
The actual consideration or value, whichever is greater, for this transfer is $499,900.00.

Affiant

Subscribed and sworn to before me, this 25th day of February, 2021.

Notary Public

My commission expires: 01-06-25



Karen Johnson Davidson County
Batch# 581494 DEEDWARR
03/02/2021 12:06:08 PM 2 pgs
Fees: $13.00 Taxes: $1,849.63

20210302-0026520

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kyle Max Burnside and McKinsay Dawnn Burnside	**New Owner**	**146-04-0-127.00**
689 Harding Place		
Nashville, TN 37211		

FOR AND IN 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, WE,

Connor Kennedy, an unmarried man,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kyle Max Burnside and McKinsay Dawnn Burnside, husband and wife

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. 506 on the Plan of Caldwell Hall, Section Nine, of record in Plat Book 3300, Page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 506 fronts 82 feet on the southerly side of Harding Place and runs back 212.93 feet on the easterly line and 267.55 feet on the westerly line, to a dead line in the rear, on which it measures 84.96 feet.

Included in the above description, but excluded from this conveyance, is that property conveyed to the Metropolitan Government of Nashville and Davidson County from Walker Casey Reed, recorded June 20, 2013 in Instrument No. 20130620-0063488, Register's Office for Davidson County, Tennessee, described as follows:

Real property located in Nashville and Davidson County, Tennessee, being 4 feet in width, lying south of, adjacent to and parallel with the existing southerly right-of-way of Harding Place as shown on the "Right of Way Exhibit" to the Deed in Instrument No. 20130620-0063488, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Connor Kennedy, by Warranty Deed, from Walker Casey Reed, married, dated July 31, 2020, of record in Instrument No. 20200804-0086227, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 3285, Page 488, Register's Office for Davidson County, Tennessee.
Deed to Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20130620-0063488, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement of record in Instrument No. 20130620-0063489, in the Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 689 Harding Place, Nashville, TN 37211.

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 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 my/our hand(s) this 25th day of February, 2021.

Connor Kennedy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of February, 2021, before me personally appeared Connor Kennedy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of February, 2021.

A. Scott Hubbard

Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

File #: 21-106
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027