Karen Johnson Davidson County
Batch# 588826 DEEDWARR
03/10/2021 02:17:11 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20210310-0031635

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $315,000.00 Subscribed and sworn to before me This 9th day of March 2021. Notary Public My Commission Expires:	Affiant TRENT NORTH NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 03, 2021

Address New Owners as:	**Tax Bill To:**	**Map / Parcel**
Alisha M. Toll and Steven S. Toll 116 East Cedar Street Goodlettsville, TN 37072	New Owner	026.01-82.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. 19-04-15968

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifteen Thousand and 00/100 Dollars ($315,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Kevin M. Kenerson and wife, Cassandra J. Kenerson**, each a resident of the State of Tennessee (collectively, the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Alisha M. Toll and husband, Steven S. Toll**, each a resident of the State of Tennessee (collectively, the "Grantees"), Grantees' heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lots 17 and 18, W.B. MYERS HOME PLACE, as shown on plat of record in Plat Book 547, Page 41, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kevin Kenerson and wife, Cassandra Kenerson, by Warranty Deed of record in Instrument No. 20050218-0018467, said Register of Deeds for Davidson County.

This is improved property known as 116 East Cedar Street, Goodlettsville, TN 37072.

This is the same legal description as appears on the prior deed.

This conveyance is subject to the following:

1. Taxes for 2021 and subsequent years, a lien not yet due and payable.
2. Subject to all matters as disclosed on Plat Book 547, page 41, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove. And Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 4th (KDN) day of March 2021.

Kevin M. Kenerson

Cassandra J. Kenerson

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Kevin M. Kenerson and wife, Cassandra J. Kenerson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons whose names are subscribed to this instrument, and acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 4th day of March 2021.

Notary Public

My Commission Expires: 05/03/2024

