Karen Johnson Davidson County
Batch# 623453 DEEDWARR
04/27/2021 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210427-0056077

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of April, 2021.

Notary Public

My commission expires: 10-27-2024

COUNTY OF SUMNER DEBRA PAULSSON TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Matthew C. Kilkenny **Michelle W. Kilkenny**	**American Pacific Mortgage Corp**	**04411012900**
506 Cleves Street	**3000 LAVA RIDGE CT**	
Old Hickory, TN 37138	**ROSEVILLE, CA 95661**	

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 ACKNOWLEDGE, WE,

Jill Weida, a signle woman and Angela Renee Venable, a single woman

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

Matthew C. Kilkenny and Michelle W. Kilkenny, 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. 58, on the plan of E. Dupont De Numounts and Company's (Village of Old Hickory) Subdivision Section "A", as shown by Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jill Weida and Angela Renee Venable, joint tenants, by Warranty Deed from Mary Catherine Cooper, unmarried, dated October 26, 2020, of record in Instrument No. 20201029-0126048, Register;s Office for Davidson County, Tennessee. Subject property has never been the primary residence of either Grantor or their spouses or dependents.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 506 Cleves Street, Old Hickory, TN 37138.

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 in 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.

Jill Weida Date: 4/23/21

Angela Renee Venable Date: 4/23/21

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Jill Weida and Angela Renee Venable, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2021.

NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE COUNTY OF SUMNER

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY