Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 632914 DEEDWARR
05/11/2021 09:22:37 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20210511-0063057

2021-264

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me this 10th day of May, 2021.

Notary Public
My Commission Expires: 11/5/24

KRYSTA LAIRD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Douglas Kennedy	NEW OWNER	
7044 Northridge Drive		142-13-0A-024.00-CO
Nashville, TN, 37221		

WARRANTY DEED

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

Michael Hull and wife, Julia Ju Hull fka Jungmi Ju,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Douglas S. Kennedy, an unmarried man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Phase I and Boundary Plat of Riverside, as of record in Plat Book 6900, pages 490-492, revised Plat Book 6900, page 784, and corrected as Instrument No. 20040506-0052081, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael Hull and wife, Jungmi Ju by Warranty deed from Zachery R. Wolfe and wife, Amanda C. Wolfe, fka Amanda C. Sullivan of record in Instrument No. 20150312-0021060 Register's Office for Davidson County, Tennessee, dated March 06, 2015 and recorded on March 12, 2015.

Jungmi Ju and Julia Ju Hull being one and the same person.

Jungmi Ju having since legally changed her name to Julia Ju Hull.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **7044 Northridge Drive, Nashville, TN 37221.**

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 7th day of May, 2021.

Michael Hull

Julia Ju Hull formerly known as Jungmi Ju
Julia Ju Hull fka Jungmi Ju

STATE OF MINNESOTA
COUNTY OF HENNEPIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Hull and Julia Ju Hull fka Jungmi Ju, 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 and official seal at Edina, Minnesota, this 7th day of May, 2021.

PAUL W RUTZEN
Notary Public
Minnesota
My Commission Expires
Jan 31, 2025

Notary Public
My Commission Expires: 1/31/2025