WARRANTY DEED

Karen Johnson Davidson County
Batch# 684744 DEEDWARR
07/27/2021 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20210727-0101032

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 2021.

Jennifer Russell
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 03/01/2025

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-742

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nicholas Kearns, Taylor Davenport and William Davenport	Legacy Home Loans	043 06 0 035.00
(NAME) 621 Fedders Drive	(NAME) 4004 Hillsboro Pike Suite 216B	
(ADDRESS) Nashville, TN 37115	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Samantha Lynn Mehall N/K/A Samantha Lynn Costello and Justin Tyler Costello, wife and husband** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Nicholas Kearns, an unmarried man and Taylor Davenport, a married woman and William Davenport, a married man**(the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

> Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Madison Park, Section 2 of record in Plat Book 3106, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Samantha Lynn Mehall and Justin Tyler Costello, wife and husband, by Warranty Deed from Rhonda Hancock, of record in Instrument No. 20181206-0118884, in the Register's Office of Davidson County, Tennessee, dated November 29, 2018 and recorded on December 06, 2018.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 621 Fedders Drive, Nashville, TN 37115.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 22 st day of July, 2021.

GRANTOR:

Samantha Lynn Mehall N/K/A Samantha Lynn Costello

Samantha Lynn Mehall N/K/A Samantha Lynn Costello

Justin Tyler Costello

STATE OF New York)

COUNTY OF Onondaga)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Samantha Lynn Mehall N/K/A Samantha Lynn Costello and Justin Tyler Costello, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 22 day of July, 2021.

GORDON W WOODS
Notary Public - State of New York
NO. 01WO6116380
Qualified in Madison County
My Commission Expires Sep 27, 2024

Notary Public

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/22/2024 (date of document).

Jennifer Russell
Affiant Signature

07-26-2024
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 26 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10-21-2024

NOTARY'S SEAL

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.