WARRANTY DEED

Karen Johnson Davidson County
Batch# 688070 DEEDWARR
07/30/2021 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,173.75
20210730-0103116

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $587,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

KATELYNNE C EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
GNL Trust	GNL Trust	Parcel ID: 085-04-0A-253.CO
(NAME) 5316 Highland Place Way	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(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 by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Daniel Kennedy and Kayla Kennedy, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gary Carmine Cuoco and Layne Anne Cuoco, as Trustee's of the GNL Trust**, 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. 253 on the Final Plat of The Reserve at Stone Hall, formerly Eversong at Ravenwood, Phase 1, Section 2B, Planned Unit Development, of record in Instrument No. 20131014-0107217, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daniel S. Kennedy and Kayla E. Kennedy, husband and wife by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation dated September 26, 2014 recorded September 29, 2014, of record in Instrument No. 20140929-0089468, Register's Office for Davidson County, TN.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5316 Highland Place Way, Hermitage, TN 37076

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 28th day of July, 2021

Daniel Kennedy

Kayla Kennedy

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Daniel Kennedy and Kayla Kennedy, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of July, 2021.

Notary Public

My Commission Expires: 03-17-24

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Christie Daniels, 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 July 28, 2021.

Date

Christie Daniels

Affiant Signature

July 30, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 30 day of July, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY