Karen Johnson Davidson County
Batch# 689426 DEEDWARR
08/03/2021 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20210803-0104280

Name and Address of New Owner:
William Kennedy
4183 Farmview Drive
Nashville, TN 37218

Send Tax Bills To: Pinnacle Bank
150 3rd Ave S, Suite 1000
Nashville, TN 37201

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 059-05-0-140.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **George Seibert Tregoning and Ellie Tregoning, husband and wife,** "the Grantors," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **William M Kennedy, unmarried man**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Buena Vista Estates, Section 4, of record in Plat Book 4300, Page 81, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 145 fronts 80.07 feet on the westerly side of Farmview Drive and extends back 143.9 feet on the north line and 145.0 feet on the south line, to a dead line in the rear, measuring 93.18 feet thereon.

Being the same property conveyed to RHB, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Richard W. Hatfield of record in Instrument No. 20181016-0102435 Register's Office for Davidson County, Tennessee, dated October 12, 2018 and recorded on October 16, 2018. (Value of consideration shown in aforementioned deed $85,000.00.).

Being the same property conveyed to George Seibert Tregoning, an unmarried man, by Warranty Deed from RHB, LLC a Tennessee Limited Liability Company, of record in Instrument No. 20190507-0042749 Register's Office for Davidson County, Tennessee, dated May 06, 2019 and recorded on May 07, 2019. The said George Seibert Tregoning, having since married. (Value of consideration shown in aforementioned deed $218,000.00.)

Being also known as 4183 Farmview Drive, Nashville, Tennessee 37218.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of August, 2021.

_____ (SEAL)
George Seibert Tregoning

_____ (SEAL)
Ellie Tregoning

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named George Seibert Tregoning and Ellie Tregoning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of August, 2021.

_____
Notary Public
My commission expires:

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $290,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
2nd day of August, 2021.

_____
Notary Public
My commission expires: _____

KRYSTIN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

File No. 2021-1725

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 2, 2021.

J. Carlton Drumwright

August 2, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 2, 2021.

Notary

My Commission Expires: 12/18/22

