Karen Johnson Davidson County
Batch# 689459 DEEDWARR
08/03/2021 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,513.30
20210803-0104344

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $409,000.00 (Four Hundred Nine Thousand).

AFFIANT

Subscribed to and sworn before me this 30th day of July, 2021.

NOTARY PUBLIC MY COMMISSION EXPIRES: 3/25/2023

KRISTI MCCOY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Joseph DeHarde and Ashley Lesogor 2722 Bobby Avenue Nashville, TN 37216	NEW OWNER	073-01-0-108.00

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, I/WE, **RODNEY N. KILLION, also known as RODNEY D. KILLION, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JOSEPH DEHARDE, UNMARRIED MAN AND ASHLEY LESOGOR, AN UNMARRIED WOMAN, AS JOINT TENANTS,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 44 on the map of Happy Valley, Section C, not of record according to a survey made by Z. J. Wilkerson, Surveyor, September 2, 1945, as follows:

Beginning on the Southerly margin of Bobby Avenue at a point 475 feet East of the Easterly margin of Cooper Lane, being the corner of Lot Nos. 43 and 44, thence with the line between two lots, Southwardly 140 feet to the Northerly line of the McDonald Lane; thence with said line, Eastwardly 75 feet to the corner of Lot Nos. 44 and 45; thence with the line between said two lots, Northwardly 140 feet to the Southerly margin of Bobby Avenue; thence with the said Avenue, Westwardly 75 feet to the beginning.

Being the same property conveyed to Rodney D. Killion and Bertha M. Killion, both unmarried, joint tenants with rights of survivorship by Warranty deed from Larry Fisher and wife, Jennifer Fisher of record in Instrument No. 20031216-0179801 Register's Office for Davidson County, Tennessee, dated November 25, 2003 and recorded on December 16, 2003.

Being the same property conveyed to Rodney D. Killion, unmarried by Quitclaim deed from Bertha M. Killion, unmarried of record in Instrument No. 20070709-0081483 Register's Office for Davidson County, Tennessee, dated July 05, 2007 and recorded on July 09, 2007.

Rodney D. Killion and Rodney N. Killion is one and the same person.

Fay Witcher, II executes this instrument as Attorney-in-Fact on behalf of Rodney N. Killion, pursuant to the Power of Attorney recorded in Instrument No. 20210803010434 3, Register's Office for Davidson County, Tennessee.

Being also known as 2722 Bobby Avenue, Nashville, Tennessee 37216

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: 2722 BOBBY AVENUE NASHVILLE, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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

LTSR Number: GTE File: 2021076151

WITNESS, this 30th day of July, 2021

Rodney D. Killion

Rodney D. Killion

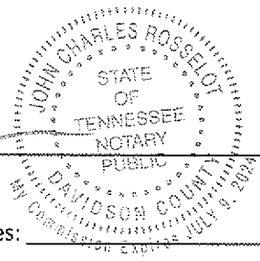
By: Attorney-in-fact

By: Fay Witcher, II, as his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of July, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Fay Witcher, II**, attorney in fact, to me known to be the person who executed the foregoing instrument on behalf of **Rodney N. Killion**, and acknowledged that he executed that same as the free act and deed of the said **Rodney N. Killion**.

WITNESS my hand and official seal this the 30th day of July, 2021.



Notary Public

Commission Expires: _____

Certificate of Authenticity

I, **Kristi McCoy**, 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 30, 2021.**

Kristi McCoy 7/30/2021

Name: **Kristi McCoy**
Title: **Title Agent**

STATE OF **Tennessee**
COUNTY OF **Wilson**

Sworn to and subscribed before me on **July 30, 2021.**

Kelsey Pitman

Notary Public: **Kelsey Pitman**
My Commission Expires: **09/21/2024**

