Karen Johnson Davidson County
Batch# 708832 DEEDWARR
09/01/2021 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $8,935.70
20210901-0118020

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13895-AP

STATE OF TENNESSEE
COUNTY OF Williamson

PATRICIA DARNELL
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

The actual consideration or value, whichever is greater, for this transfer is $2,415,055.23.

Affiant

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

Notary Public
My Commission Expires: 02-01-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cody A. Horchak 13 Inveraray Way Nashville TN 37215	New Owner	130-12-0A-040-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Paul J. Fenelon and Margaret Hegarty Fenelon, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Cody A. Horchak**, hereinafter called the Grantee(s), his/her/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. 40 on the Plan of Northumberland of record in Plat Book 6250, Page (5) 128 and 129 and as amended by Surveyor's Certificate of Correction of record in Book 6386, Page 194, 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 Paul J. Fenelon and wife, Margaret Hegerty Fenelon by deed from Northumberland Development Company of record in Book 7855, Page 301, Register's Office for Davidson County, Tennessee, dated June 01, 1989 and recorded on June 02, 1989.

Margaret Hegarty Fenelon and Margaret Hegerty Fenelon being on in the same person.

This Instrument executed on behalf of Paul J. Fenelon and Margaret Hegarty Fenelon ("Principal") by Aisling Fenelon pursuant to the Power of Attorney of record in Instrument Number 202109010118017 , Register's Office for Davidson County, Tennessee. 202109010118018

This is improved property located at: **13 Inveraray, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 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) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of August, 2021.

GRANTOR:

Paul J Fenelon, by Aisling Fenelon, Attorney-in-Fact
Paul J. Fenelon by Aisling Fenelon as Attorney-in-Fact

Margaret Hegarty Fenelon, by Aisling Fenelon, Attorney-in-fact
Margaret Hegarty Fenelon by Aisling Fenelon as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Aisling Fenelon the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Paul J. Fenelon and Margaret Hegarty Fenelon ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 30th day of August, 2021.

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11/6/24

202109010118020

Tennessee Certification of Electronic Document

I, Patricia Nicker, 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 08-31-2021 (date of document).

Affiant Signature

08-31-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31st day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

