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	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $524,500.00 Affiant Subscribed and sworn to before me, this 2nd day of September 2021. Notary Public My commission expires: 9-6-2022

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

Karen Johnson Davidson County
Batch# 712567 **DEEDWARR**
09/10/2021 08:53:51 AM 2 pgs
Fees: $13.00 Taxes: $1,940.65

20210910-0121182

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ryan Willis **Jillian Willis**	FirstBank	**06112003700**
1306 Kenwood Dr	722 Columbia Avenue	
Nashville, TN 37216	Franklin, TN 37064	

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 ACKNOWLEDGE, WE,

Danny J McLeod , unmarried and Jon E Gossett, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan Willis and Jillian Willis, husband and wife

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 parts of Lot No. 11 and Lot No. 12, of Block "G", on the Plan of Jackson Park, Section 2, of record in Book 843, Page 21, Register's Office for Davidson County, Tennessee. being Lot No. 12, on a resubdivision of Lot No. 10, Lot No. 11, and Lot No. 12, Jackson Park Subdivision, Block "G", Section No. 2, not of record,according to a survey by Cantrell, Connell and Greek, Engineers, dated November 2, 1949, as follows:

Beginning on the Southerly margin of Kenwood Drive at the Northeast corner of the property conveyed to H. R. Anderson, by deed from E. Graves Pate and wife, of record in Book 2342, page 582, said Register's Office, also being the corner of Lots Nos. 11 and 12 on said unrecorded plan; thence with said Anderson's Easterly line and the line between said Lots Nos. 11 and 12 Southeasterly 303.4 feet; thence Easterly 94 feet 8 inches to the Southwest corner of Lot No. 13 on said recorded plan; thence with the line between Lots Nos. 12 and 13, Northerly 259 feet to the Southerly margin of Kenwood Drive; thence with the same Northwesterly 145 feet to the beginning.

Being the same property conveyed to Danny J McLeod and Jon E Gossett, expressly as joint tenants with rights of survivorship, and not as tenants in common, by Warranty Deed from Trustees of Dalewood United Methodist Church, dated March 27, 2002, of record in Instrument No. 20020405-0042157, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 1306 Kenwood Dr, 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 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 in 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.

Danny J. McLeod Date: 9/2/21
Danny J McLeod

Jon E. Gossett Date: 9/2/21
Jon E Gossett

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Danny J McLeod and Jon E Gossett, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of September, 2021.

NOTARY PUBLIC

My Commission Expires: 11.22.2023

KINA RENEE SCOTT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

KINA RENEE SCOTT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires