THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P21-30777	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF September, 2021 M. Catherine Clearwater Notary Public MY COMMISSION EXPIRES: 1-6-25 (AFFIX SEAL)

M. CATHERINE CLEARWATER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jared Hill	JARED HILL	MAP
143 42nd Avenue North	4202 UTAH AVE	PARCEL 103-04-0-136.00
Nashville, TN 37209	NASHVILLE TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Mark Charles Lambert and wife, Leslie M. Riley**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jared Hill and Molly Kennedy, 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:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:143 42nd Avenue N:

Beginning at a point on the Westerly margin of 42nd Avenue North, Formerly 15 degrees Street, 100 feet northerly from the intersection of the westerly line of said 42nd Avenue North and the Northerly margin of Utah Avenue 60 feet to a point; Thence Northwardly parallel to said 42nd Avenue North, 40 feet to a point in the Southerly margin of an alley; thence with the Southerly margin of said alley, Eastwardly 60 feet to a point in the Westerly margin of said 42nd Avenue North; thence with the Westerly margin of said 42nd Avenue North, Southwardly 40 feet to the beginning.

Karen Johnson Davidson County
Batch# 712945 DEEDWARR
09/10/2021 01:17:23 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20210910-0121634

Being the same property conveyed to Mark Charles Lambert and wife, Leslie M. Riley by Warranty Deed from Pauline G. Smith Kirkpatrick of record in Instrument No. 20030813-0116127, Register's Office for Davidson County, Tennessee, dated July 9, 2003.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **143 42nd Avenue North, Nashville, TN 37209.**

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 hand(s) this the 3 day of Sept, 2021.

Mark Charles Lambert

Leslie M. Riley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark Charles Lambert** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3 day of Sept, 2021.

My Commission expires: 1-8-24

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Leslie M. Riley** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3 day of Sept, 2021.

My Commission expires: 1-8-24

Notary Public