Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brent Friesth and Jacqueline Friesth		Parcel ID: 072-12-0-059.00
(NAME)	(NAME)	
613 Augusta Dr	New Owner	
(ADDRESS)	(ADDRESS)	
Louisville, CO 80027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kathryn E. Kennedy and Patrick K. Kennedy a married couple, as tenants by the entirety**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brent Friesth and Jacqueline Friesth, 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, Tennessee, described as follows, to-wit:

Being Lot No. 116 on the the plan of Subdivision of the Waters Place on Maxey Lane of Record in Plat Book 332, Page (S) 136 and 137, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Said Lot No. 116 Fronts 50 Feet on the South side Piedmont Avenue and Runs Back Between Parallel Lines 150 Feet to an Alley in the Rear.

Being the same property conveyed to Kathryn White, an unmarried woman, By Warranty Deed from Madeleine DeMoss, an unmarried woman dated March 29, 2017 recorded March 30, 2017, of recorded as 20170330-0031291 Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 719142 **DEEDWARR**
09/17/2021 11:03:57 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20210917-0125200

Also being the same property conveyed to Kathryn E. Kennedy and Patrick K. Kennedy, a married couple as tenants by the entirety, By Quitclaim Deed from Kathryn White, Now known as Kathryn E. Kennedy, Who Acquired Title as an Unmarried Woman dated June 12, 2020 recorded June 24, 2020, of recorded as 20200624-0068430 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 146 Piedmont 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 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 hands this 15 day of September 2021

Kathryn E. Kennedy

Patrick K. Kennedy

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Kathryn E. Kennedy and Patrick K. Kennedy a married couple, as tenants by the entirety, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of September, 2021.

Notary Public

My Commission Expires: 8/12/24

(SEAL)

LUTHER P. RAMSEY III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY