THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 726237 DEEDWARR
09/29/2021 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20210929-0130864

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Kavanagh Properties, LLC 5000 Brentwood Court Nashville, TN 37220	SAME AS NEW OWNER	160-14-0B-056-00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Heather Kersey (formerly known as Heather Olive) and husband, Caleb Kersey**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Kavanagh Properties, LLC, a Limited Liability Company**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County. Tennessee. being **Unit No. 5756**, on the Plan of 2nd Revision Brentwood Trace Condominiums. of record in Book 5200, Page 261, Register's Office for said County, to which plan reference is hereby made for a more complete description. together with the appurtenant interest in the common elements of Brentwood Trace, a horizontal property regime established by Master Deed of record in Book 5524, Page 415. as amended in Book 5545, Page 510, said Register's Office.

Being the same property conveyed to Heather Olive, unmarried, by Warranty Deed from Arvind Patel, married, of record on July 26, 2007, at Instrument No. 20070726-0088642, Davidson County Register of Deeds. Heather Olive is now married to Caleb Kersey and is now known as Heather Kersey. Caleb Kersey joins here only to waive and convey any interest he may have by way of marriage.

This is property commonly known as 5756 Brentwood Trace Brentwood, TN 37027.
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is

unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 23rd **day of September, 2021:**

Heather K. Kersey

Heather Kersey (formerly known as Heather Olive)

Caleb Kersey

Caleb Kersey

STATE OF TENNESSEE

COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Heather Kersey and Caleb Kersey,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of September, 2021.

Gwendolyn Kilpatrick

Notary Public

My Commission Expires: June 15, 2022

GWENDOLYN KILPATRICK STATE OF TENNESSEE NOTARY PUBLIC TIPTON COUNTY

STATE OF TENNESSEE

COUNTY OF Madison

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$230,000.00**:

Heather K. Kersey

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 23rd DAY OF September, 2021.

Gwendolyn Kilpatrick

Notary Public

My Commission Expires: June 15, 2022

GWENDOLYN KILPATRICK STATE OF TENNESSEE NOTARY PUBLIC TIPTON COUNTY

Certificate of Authenticity
for Electronically Filed Document

I, Amanda Minor, 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 September 23, 2021 (date of document).

Date: September 27, 2021

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 27th day of September, 20 21.

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON