Karen Johnson Davidson County
Batch# 736303 DEEDWARR
10/14/2021 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,122.95
20211014-0138121



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $303,500.00.

Affiant

Subscribed and sworn to before me, this 7th day of October, 2021.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jayvon Diontre Oliver and Megan Renee Oliver	**New Owner**	**080-04-0-003.00**
1604 Ashton Avenue		
Nashville, TN 37218		

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 ACKNOWLEDGED, I,

Connor Kennedy, an unmarried man

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

Megan Renee Oliver and Jayvon Diontre Oliver, wife and husband

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 Lot No. 14 on the Map of the Subdivision of A.T. Putman's 7-1/2 acre tract, not of record, described according to a survey made by John M. Sullivan, County Surveyor, October 5, 1946. as follows:

Beginning on the southerly margin of Ashton Avenue at the northeast corner of the property conveyed to Edgar Nason Clark and wife, by Deed from A.T. Putman and wife, of record in Book 1533, Page 232, said Register's Office; thence with the southerly margin of said Avenue, Northeastwardly 70 feet to the corner of Lots Nos. 13 and 14 on said Map; thence with the line between said Lot Nos. 13 and 14, Southeastwardly 224.9 feet to the southwest corner of said Lot No. 13; thence Southwestwardly 70 feet to said Clark's southeast corner; thence with said Clark's eastern boundary line, Northwestwardly 224.8 feet to the beginning.

Being the same property conveyed to Donil L. Haines and Jessica Haines, as joint tenants with right of survivorship, by Quitclaim Deed, from Donil L. Haines, a widower, dated June 26th, 2012, of record in Instrument No. 20120716-0062451, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Paul Simiyu, unmarried, by Warranty Deed, from Donil L. Haines and Jessica Haines, both unmarried, dated March 8, 2021, of record in Instrument No. 20210323-0038427, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Connor Kennedy, by Quitclaim Deed, from Paul Simiyu, dated July 15th, 2021, of record in Instrument No. 20210721-0098002, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Taxes for the year 2022, and subsequent years, a lien not yet due and payable.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1604 Ashton Avenue, Nashville, TN 37218.

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 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 my/our hand(s) this 7th day of October, 2021.

Connor Kennedy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of October, 2021, before me personally appeared Connor Kennedy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of October, 2021.

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Signature
My commission expires: 11-5-2024

File #: 21-750
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, **Joshua A. Terry**, 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 10|7|21.

Affiant Signature

10|12|21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10|12|21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON