WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,102.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

LINDSAY M. BLAKELY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024 DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 738873 **DEEDWARR**
10/18/2021 03:26:35 PM 2 pgs
Fees: $13.00 Taxes: $1,850.38
20211018-0139860

JM-BHHS-21-818

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Reginald Wesley Perry and Kathleen Costello	**Legacy Home Loans, LLC**	
(NAME) **818 Lischey Avenue**	(NAME) **4004 Hillsboro Pk. Ste. 216B**	**082-07-0-121.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MIKE KERSHAW AND SARAH OLSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REGINALD WESLEY PERRY AND KATHLEEN COSTELLO, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in East Nashville, Davidson County, Tennessee, being shown on the plan of Humphrey Pierce's Addition, as of record in Book 161, page 20, Register's Office for said County.

Beginning at a point in the westerly margin of North Fourth Street, formerly Lischey Avenue, 101 feet South of the margin of Wilburn Street; thence with the Westerly margin of North Fourth Street, Southerly 66 feet to a point; thence westerly 155 feet more or less to an alley; thence with the margin of said alley Northerly 67 feet to a point; thence Easterly 155 feet to the point of beginning.

Being the same property conveyed to Mike Kershaw and Sara Olson by Warranty deed from Richard Wheeler, married of record in Instrument No. 20181130-0116887 Register's Office for Davidson County, Tennessee, dated November 28, 2018 and recorded on November 30, 2018.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 161, Page 20, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20210521-0069341 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **818 Lischey Avenue, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF OCTOBER, 2021.

Mike Kershaw

Sarah Olson by Mike Kershaw as Attorney-in-fact
Sarah Olson
by Mike Kershaw as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIKE KERSHAW, the within named bargainor, 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 and official seal, this the 15th of October, 2021.

Pam Salas
Notary Public
My Commission Expires: 1·3·2022
(SEAL)

PAM SALAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIKE KERSHAW, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SARAH OLSON, and who acknowledged he/she/they executed the same as the free act and deed of the said SARAH OLSON.

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

Pam Salas
Notary Public
My Commission Expires: 1·3·2022
(SEAL)

PAM SALAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212