WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 05.05.2025
(AFFIX SEAL)

Cheryl Buckingham STATE OF TENNESSEE NOTARY PUBLIC Davidson COUNTY

Karen Johnson Davidson County
Batch# 743268 DEEDWARR
10/25/2021 02:49:40 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20211025-0143361

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-092143

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Laura Tennant	new owner	
(NAME)	(NAME)	
516 Leeanne Drive		147-11-0-060.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS ($365,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KELLY EVELYN CONRAD, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAURA TENNANT, an unmarried woman, 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. 431, on the Plan of Whispering Hills, Section II-C, of record in Book 2663, Pages 66 and 67, said Register's Office, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Kelly Evelyn Conrad, an unmarried woman by Warranty deed from Samuel P. Williams, married of record in Instrument No. 20110913-0070809, Register's Office for Davidson County, Tennessee, dated September 08, 2011 and recorded on September 13, 2011.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File # 6-P-21-516

THIS CONVEYANCE IS MADE 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) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 516 Leeanne Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this the 22nd day of October, 2021

Kelly Evelyn Conrad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Kelly Evelyn Conrad, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of October, 2021.

Notary Public

My Commission Expires: 05-05-2025

(SEAL)

Cheryl Buckingham
STATE OF TENNESSEE NOTARY PUBLIC
Davidson COUNTY