WARRANTY DEED

Karen Johnson Davidson County
Batch# 749057 **DEEDWARR**
11/03/2021 02:49:12 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20211103-0147371

MARGARET R. MANN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Albert Kiteck	new owner	10514026200
(NAME)	(NAME)	
602 Inverness Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Ronda Lou Jones, Executrix of the Estate of William R. Kearney, Ronda Lou Jones and Randy Lee Kearney, Heirs-at-Law**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Albert Kiteck, an unmarried man,** hereinafter called the GRANTEE(S), his/her/their 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 the Westerly part of Lots 86 and 87, on the plan of GEO I WADDEY'S SUBDIVISION OF WESTWOOD, as shown on plat of record in Book 332, Page 99, Register's Office for Davidson County, reference to which is hereby made for a more complete description, being more particularly described as follows:

Said parts of Lots 86 and 87 front 82 1/2 feet on the northerly side of Westwood Avenue and runs back between parallel lines 100 feet to a dead line, the westerly line of said parts of said lots running on the easterly side of an alley.

Being the same property conveyed to William Ramsey Kearney and wife, Nancy Price Kearney by Deed dated 12/29/1978 from NAPCO, Inc., of record in Book 5380, Page 546, Register's Office for Davidson County, Tennessee. The said Nancy Price Kearney died on 06/17/2008, leaving the said William Ramsey Kearney the sole surviving tenant by the entirety. The said William Ramsey Kearney died testate on 03/14/2020, devising subject property to Ronda Lou Jones and Randy Lee Kearney, as evidenced in File No. 20-PR-217, Probate Court Clerk's Office for Wilson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2021 have been paid and prorated as of the date of closing and assumed by the Grantee herein; All matters shown on the plat of record in Book 332, Page 99, in the Register's Office for Davidson County, Tennessee.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 602 Inverness Avenue, Nashville, TN 37204
(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 1st day of November, 2021.

The Estate of William R. Kearney

By: Ronda Lou Jones Date: 11-1-21
Ronda Lou Jones, Executrix
and Heir-at-Law

By: Randy Lee Kearney Date: 11-1-21
Randy Lee Kearney
Heir-at-Law

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronda Lou Jones, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Executrix of the Estate of William R. Kearney, the bargainor, and who, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of November, 2021.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronda Lou Jones and Randy Lee Kearney, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of November, 2021.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Prepared by:
Ansley Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
OM Kad 21602