THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-31203

Karen Johnson Davidson County
Batch# 754421 **DEEDWARR**
11/15/2021 10:19:26 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20211115-0151498

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **165,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF November, 2021.

M Catherine Clearwater
Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin D. Kennedy	NEW OWNER	
929 Percy Warner Blvd.		129150A06300CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Susan Schroeder, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Martin D. Kennedy and Nancy J. Kennedy, husband and wife,**

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 Unit No. 63, of Belle Meade Highlands Condominium Created Under Title 66, Chapter 27, Section 101, Et Seq., As amended Tennessee code annotated, and as Established by a Master Deed, of Record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee, together with the undivided Percentage Interest in the Common elements appurtenant to said Unit as Set Forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Susan Schroeder, an unmarried individual by Warranty deed from James M. Halloran, an unmarried individual of record in Instrument No. 20070313-0030837 Register's Office for Davidson County, Tennessee, dated March 9, 2007 and recorded on March 13, 2007.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and paid by Grantor; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **21 Vaughns Gap Road, Unit 63, Nashville, TN 37205.**

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 hand this the 4th day of November, 2021.

Susan Schroeder

Susan Schroeder

STATE OF Florida

COUNTY OF Lee

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

Witness my hand and official seal this the 9th day of November, 2021.

My Commission expires: 7-12-2022

Laurel D Allen

Notary Public

LAUREL D ALLEN
Notary Public - State of Florida
Commission # GG 237971
My Comm. Expires Jul 12, 2022
Bonded through National Notary Assn.