Karen Johnson Davidson County
Batch# 756304 DEEDWARR
11/16/2021 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20211116-0152648

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $630,000.00.

Affiant

MARGARET PHILPOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

Subscribed and sworn to before me this 4th day of November, 2021.

Notary Public
My Commission Expires:

2021-581

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sarah Gedney	new owner	
604 Kendall Drive		103-06-0-190.00
Nashville, TN, 37209		

WARRANTY DEED

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, we

Lee Tabor and Jennifer Tabor, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Sarah Gedney, single

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Brookside Courts Addition No. 2 of record in Plat Book 1835, Page 47, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lee Tabor and Jennifer Tabor, husband and wife by Warranty Deed from Beverly Jones, III and wife, Brooke M. Jones of record in Instrument No. 20130930-0102289 Register's Office for Davidson County, Tennessee, dated September 13, 2013 and recorded on September 30, 2013.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **604 Kendall Drive, Nashville, TN 37209.**

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 our hands this 4th day of November, 2021.

Lee Tabor

Jennifer Tabor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lee Tabor and Jennifer Tabor, 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 at Nashville, Tennessee, this 4th day of November, 2021.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022



Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **11/04/2021** (date of document).

Affiant Signature

11/04/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4** day of **November**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

