Karen Johnson Davidson County
Batch# 758773 DEEDWARR
11/22/2021 10:23:07 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50
20211122-0154609

Warranty Deed

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $355,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of November, 2021.

Notary Public

My commission expires: 9/21/25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Hannah Maroney	New Owner(s)	161 02 0 183.00 161 02 0 184.00
5005 Ashley Dr.		
Nashville, TN, 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **TAYLOR KIDWELL AND ANNA KIDWELL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HANNAH MARONEY, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 5 on the Plan of Coutras Property of record in Plat Book 6050, Page 71, in the Register's Office for Davidson County, Tennessee, and Parcel "A" on the plan of McMurray Place, Section Three, of record in Book 6050, Page 105, said Register's Office, and being described according to a survey by Hal R. Swann, Jr., dated December 12, 1984, updated January 15, 1985, as follows:

Said Lot Number 5 and Parcel "A" front, collectively 72.12 feet on the broken Westerly margin of Ashley Drive and extends back 134.07 feet on the Southerly line and 130.38 feet on the Northerly line to a dead line in the rear, measuring 93.48 feet thereon.

Being the same property conveyed to Taylor Kidwell and Anna Kidwell, husband and wife, by Special Warranty Deed from Beverly Montez Gary, Married, of record in Instrument No. 20180831-0091464, in the Register's Office of Davidson County, Tennessee, dated August 30, 2018 and recorded on August 31, 2018. See also Scrivener's Affidavit recorded in Instrument No. 20180901-0092297.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5005 Ashley Drive, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of November, 2021.

Taylor Kidwell

Anna Kidwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Taylor Kidwell and Anna Kidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of November, 2021.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025