Karen Johnson Davidson County
Batch# 775671 DEEDWARR
12/17/2021 09:07:30 AM 4 pgs
Fees: $23.00 Taxes: $1,461.50
20211217-0166918

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-21-099

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
William Kirk and Sarah Catherine Kirk	New Owner	072-08-0-203.00
(NAME)	(NAME)	
2245 Berrywood Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Ninety-Five Thousand And No/100 Dollars ($395,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MICHAEL L. TEANEY, A SINGLE MAN, A ONE-HALF UNDIVIDED INTEREST AND RICHARD DEAN TEANEY AND WIFE, MARGIE P. TEANEY, A ONE -HALF UNDIVIDED INTEREST, ALL AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARAH CATHERINE KIRK AND WILLIAM KIRK, WIFE AND HUSBAND**, 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(s) 215, as shown on the map entitled Dalewood Section III, of record in Plat Book 1835, page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MICHAEL L. TEANEY, A ONE-HALF UNDIVIDED INTEREST AND RICHARD DEAN TEANEY AND WIFE, MARGIE P. TEANEY, A ONE -HALF UNDIVIDED INTEREST, ALL AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from CRAIG LANGFORD AND WIFE, DANA LANGFORD, of record in Instrument No. 20031201-0172726, dated November 26, 2003, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2245 Berrywood Rd, Nashville, TN 37216
(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 our hands this 14 day of December, 2021.

Richard Dean Teaney, by Michael L. Teaney, his Attorney-In-Fact
Richard Dean Teaney, by Michael L. Teaney, his Attorney in Fact

Margie P. Teaney, by Michael L. Teaney, her Attorney-In-Fact
Margie P. Teaney, by Michael L. Teaney, her Attorney in Fact

Michael L. Teaney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael L. Teaney, with whom I am personally aquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Attorney In Fact for Richard Dean Teany and Margie P. Teaney, and is authorized by Richard Dean Teaney and Margie P. Teaney to execute this instrument on their behalf, and who executed the within instrument on behalf of Richard Dean Teaney and Margie P. Teaney, for the purposes therein contained.

Witness my hand this 14 day of December, 2021

Notary Public
My Commission Expires: 7.9.24

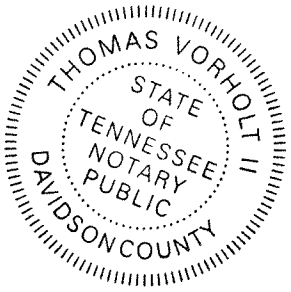
THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said State and County, Michael L. Teaney, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the foregoing instrument as his free act and deed.

Witness my hand this 14 day of December, 2021

Notary Public
My Commission Expires: 7.9.24



Certificate of Authenticity

I, A. Scott Hubbard, 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 12/14/21.

Date

A. Scott Hubbard

Affiant Signature

12/14/21

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 14th day of Dec, 2021.

Notary's Signature

ALICIA R. HAMILTON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/21/25
COUNTY OF WILLIAMSON

My Commission Expires: _____

Date

Notary's Seal (if on paper)