This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 3-15049-kp

Karen Johnson Davidson County
Batch# 788623 DEEDWARR
01/12/2022 11:35:30 AM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20220112-0004229

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Amanda Minor
Affiant

Subscribed and sworn to before me, this 15th day of December, 2021.

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 7-17-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher Hereau 1141 Barnes Road Antioch, TN 37013	New Owner	173 00 0 128.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Carolyn B. Kennedy, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Christopher Hereau, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT 1:

Being a 3.19, more or less, acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee; said tract further described as being Tract No. 3 of the Willie w. Amos Property as of record in Book 4955, page 123, Register's Office of Davidson County, Tennessee.
Beginning at a point lying on the southerly margin of Barnes Road, said point further described as being the common front corner of Tracts No. 2 and 3 of the Willie W. Amos Property as of record in Book 4955, page 123, Register's Office of Davidson County, Tennessee; thence leaving the said margin of Barnes Road and running with the common line of said tracts 2 and 3 south 35° 20' 0711 west a distance of 934.32 feet, more or less, to a point lying on the northerly line of the George Albright Property, as of record in Book 1309, page 41, Register's Office of Davidson County, Tennessee; thence leaving the said common line of Tracts 2 and 3 and running with the said northerly line of George Albright north 85° 12' 4611 east a distance of 70.3 feet, more or less, to the common rear corner of Tracts 3 and 4 of the said Willie W. Amos Property; thence leaving the said northerly line of George Albright and running with the common line of Tracts 3 and 4 north 27° 001 1211 east a distance of 1103.13 feet, more or less, to a point on the southerly margin of Barnes Road; thence leaving the said common line of Tracts 3 and 4 and running with the southerly margin of Barnes Road in a southeasterly direction around a curve having a radius of 466.65 feet, more or less, to the right a distance of 48.91 feet, more or less, to a point; thence south 23 ° 57' 56" east a distance of 122.11 feet, more or less, to the beginning of a point; thence around a curve, having a radius of 549.1 feet, more or less, to the left a distance of 81.1 feet to the point of beginning, containing 3.19, more or less, acres.

Being the same property conveyed to Joseph H. Kennedy and wife, Carolyn B. Kennedy, by Warranty Deed from Flora M. Jones, single, of record in Book 5214, Page 644, Register's Office of Davidson County, Tennessee, dated October 24, 1977 and recorded on October 27, 1977. The said Joseph H. Kennedy died July 8, 2009, leaving Carolyn B. Kennedy the surviving tenant by the entirety.

TRACT 2:

A tract of land in the Second Civil District of Davidson County, Tennessee, lying south of Barnes Road and east of Nolensville Road and being part of Tract 4 on the plan of Willie W. Amos as of record in Book 4955, Page 123, R. O. D. C., Tennessee and being more fully described as follows:

Beginning at an iron pin on the southerly right-of-way line of Barnes Road, said pin being about 5074 feet east of Nolensville Road and also being the common northerly corner of tracts 3 and 4 and proceeding as follows:

1. With the Iine between tracts 3 and 4, S 27° 001 1211 W, 405. 67 feet to an iron pin;
2. thence, with a line severing tract 4, the following calls:
N 8° 071 41 11 E, 158. 07 feet to an iron pin
N 33 ° 29 1 37 11 E, 114. 73 feet to an iron pin, and
N 42° 021 1711 E, 147. 14 feet to the point of beginning and containing 11, 626 square feet or 0.27 of an acre.

LESS AND EXCEPT that portion conveyed to Charles L. Smith, by Deed from Carolyn B. Kennedy, in Instrument No. 20100618-0047632, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Being and lying in the 31st Civil District of Davidson County, Tennessee, lying South of Barnes Road, and being more particularly described as follows:

Beginning at an iron pin found; said iron pin found being the southeast corner of Joseph Kennedy as recorded in Record Book 5677, Page 897, and the southwest corner of Charles Smith as recorded in Record Book 8322, Page 357; thence with a new Kennedy division line North 28 degrees 50 minutes 25 seconds East for a distance of 438.85 feet to an iron pin set; thence North 49 degrees 40 minutes 07 seconds East for a distance of 200.51 feet to an iron pin set; said iron pin set being the West boundary of Charles Smith; thence with West boundary of Smith South 35 degrees 20 minutes 07 seconds West for a distance of 630.30 feet to the point of beginning and containing 0.36 acres as survey by Kenneth Carroll, RLS Tennessee License Number 1335, May 28, 2010.

Being the same property conveyed to Joseph H. Kennedy and wife, Carolyn B. Kennedy, by Quitclaim Deed from W.J. Reynolds and wife, Inez Reynolds, of record in Book 5677, Page 897, Register's Office of Davidson County, Tennessee, dated November 12, 1980 and recorded on November 14, 1980. The said Joseph H. Kennedy died July 8, 2009, leaving Carolyn B. Kennedy the surviving tenant by the entirety.

Also being the same property conveyed to W.J. Reynolds and wife, Inez L. Reynolds, by Warranty Deed from Flora M. Jones, a widow, of record in Book 5640, Page 541, Register's Office of Davidson County, Tennessee, dated August 20, 1980 and recorded on August 21, 1980.

This is improved property located at: **1141 Barnes Road, Antioch, TN 37013**.

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of December, 2021.

GRANTOR:

Carolyn B. Kennedy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Carolyn B. Kennedy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of December, 2021.



Notary Public
My Commission expires: 9-24-22

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 12-28-21 (date of document).

Date: 1-5-22

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 5th day of January, 2022.

Notary's Signature

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIA