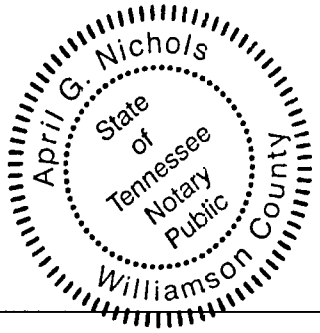
Karen Johnson Davidson County
Batch# 790372 DEEDWARR
01/14/2022 10:10:01 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50
20220114-0005765

WARRANTY DEED

2021-375



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd day of December, 2021.

(Affix Seal) Notary Public
My Commission Expires: 6-24-2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Victoria Fuller 610B Moore Avenue Nashville, TN 37203	NEW OWNER	105073N00200CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Bryon Kennedy**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Victoria Fuller, an unmarried woman**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 2 ON THE PLAN OF COTTAGES AT 610 MOORE AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS AS SET FORTH IN EXHIBIT B OF DECLARATION OF COVENANTS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20170522- 0050791, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BYRON KENNEDY BY WARRANTY DEED FROM J2K BUILDERS, LLC DATED JULY 30, 2018 AND RECORDED ON AUGUST 2, 2018 IN INSTRUMENT NO. 20180802-0075759, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

( ) unimproved
This is (X) improved property know as 610 B Moore Avenue, Nashville, TN 37203.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 23rd day of December, 2021.

Bryon Kennedy

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Bryon Kennedy, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of December, 2021.

Notary Public
My Commission Expires: 6-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County