Karen Johnson Davidson County
Batch# 829354 DEEDWARR
03/28/2022 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $388.50
20220328-0035188

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ day of March, 2022

Notary Public

MY COMMISSION EXPIRES: 01-06-2025

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Sebastian Kennedy	New Owner	107-09-0A-018-00
(NAME) 1045 Harold Drive	(NAME) 1312 Springmore Ct	
(ADDRESS) Nashville TN 37217	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

THOMAS L. ROOT, TRUSTEE OF TGR INVESTMENT TRUST,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN SEBASTIAN KENNEDY, a married Man

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 Unit No. 1045, Building "B" on the plan of Castlewood Condominiums Apartments, Horizontal Property Regime and more particularly described in Plat Book 4660, Page 62, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to TGR Investment Trust by Warranty Deed from Jewell Winningham and Cletis Winningham of record in Instrument No. 20131206-0124409, Register's office for Davidson County, Tennessee, dated December 5, 2013 and recorded on December 6, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 1045 Harold Drive, Nashville, TN 37217

LT&E File #19016

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 my/our hand(s) this 10 day of March, 2022

TGR Investment Trust

By: Thomas L Root, Trustee
Thomas L. Root, Trustee

STATE OF Michigan
COUNTY OF Chippewa

Personally appeared before me, the undersigned, a notary public in and for said State and County, **Thomaas L. Root**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument acting the Trustee(s) of TGR Investment Trust, with the authority to transfer and convey by themselves as the Trustee(s) under the said TGR Investment Trust.

Witness my hand, at office, this 10 day of March, 2022.

Ruth McCord
Notary Signature
My commission expires:

RUTH D. McCORD, Notary Public
Michigan, Chippewa County
My Commission Expires 02/09/2029
Acting in Chippewa County

LT&E File #19016

Certificate of Authenticity

I, Jill Neely, 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 **02/10/2022**.

Date

Jill M Neely

Affiant Signature

03/18/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18th** day of **March**, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)