Karen Johnson Davidson County
Batch# 837674 DEEDWARR
04/11/2022 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20220411-0041746

WARRANTY DEED

JAMIE J OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: 03/03/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Mary Kathryn Lawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/03/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Steven R. Kennedy, a married man 101 Lutie Street Nashville, TN 37210	NEW OWNER	11905031600

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), 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, **Tyler Harris and Caitlyn Goeden Harris,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Steven R. Kennedy, a married man**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 157 on the Map of Subdivision of Lots No. 3 and 4 and part of Lots 5 and 6 on the Plan of Cumberland Nurseries, of record in Plat Book 332, Page 148, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tyler J. Harris and Caitlyn Goeden, husband and wife by Warranty Deed from John W. Womack, Jr., unmarried, dated 04/20/2018 and recorded 04/23/2018, of record in Instrument 201804230037953, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 101 Lutie Street, Nashville, TN 37210

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 the 28th day of March, 2022.

Tyler Harris

Caitlyn Goeden Harris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

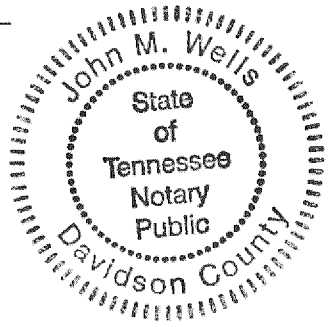
Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Tyler Harris and Caitlyn Goeden Harris with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 28th of March, 2022.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 March 29, 2022.

Affiant Signature

03/29/22
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 29TH day of March, 2022.

Notary Public

Notary's Seal:

