Karen Johnson Davidson County
Batch# 854368 DEEDWARR
05/12/2022 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20220512-0054913

# WARRANTY DEED

JENNIFER MCCLARAN
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Roane
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED EIGHTY THOUSAND AND 00/100 ($480,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of April, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/28/2025

(AFFIX SEAL)

**This Instrument Prepared By:**
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER(S) |
|---|---|---|
| **Shannon Brooke Kennedy and Nathan Condrey** (NAME) | FIRST HORIZON BANK (NAME) | **119 05 0 316.00** |
| **101 Lutie Street Nashville, TN 37210** (ADDRESS) | 165 MADISON AVENUE MEMPHIS, TN 38103 (ADDRESS) | |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 29th day of April, 2022, the undersigned, **STEVEN R. KENNEDY, A MARRIED MAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **SHANNON BROOKE KENNEDY AND NATHAN CONDREY, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **101 LUTIE STREET, NASHVILLE, TN 37210** and more particularly described as follows:

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 Land in Davidson County, Tennessee, being Lot No. 157 on the Map of Subdivision of Lots No's 3 and 4 and Parts of Lots 5 and 6, Cumberland Nurseries Plan, 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 Steven R. Kennedy, a married man, by Warranty Deed from Tyler Harris and caitlyn Goeden Harris, of record in Instrument No. 20220411-0041746, in the Register's Office of Davidson County, Tennessee, dated March 28, 2022 and recorded on April 11, 2022.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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(S), his/her/their heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, this instrument has been executed this 29th day of April, 2022.

GRANTOR: Steven R. Kennedy

STATE OF TENNESSEE )
COUNTY OF Roane )

Personally, appeared before me, a Notary Public of the aforesaid authority, **Steven R. Kennedy**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 29th day of April, 2022.

Notary Public

5/28/2025
My Commission Expires

JENNIFER MCCLARAN
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY



202205120054913

## 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 April 29, 2022.

Affiant Signature

04/29/2022
Date

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

Notary Public

Notary's Seal

