WARRANTY DEED

Karen Johnson Davidson County
Batch# 856291 DEEDWARR
05/17/2022 08:17:02 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20220517-0056309

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

G-SW-22-404

STATE OF TENNESSEE
COUNTY OF DAVIDSON .

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-11-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Declan T. Kennedy and Jenna M. Drury	**Summit Funding, Inc., A Corporation**	
(NAME)	(NAME)	**133-12-0-182.00**
404 Dawn Drive	**P.O. Box 15167**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Sacramento, CA 95813-9998**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JONATHAN LEE WHEELER AND JAMES LEE BARRETT, JR., MARRIED TO EACH OTHER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DECLAN T. KENNEDY, AN UNMARRIED MAN, AND JENNA M. DRURY, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 33 on the Plan of Greenwood Hills, Section Two of record in Plat Book 4955, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan Lee Wheeler and James Lee Barrett, Jr., both married by Warranty deed from Music City Development, LLC, a Tennessee limited liability company of record in Instrument No. 20180611-0055561 Register's Office for Davidson County, Tennessee, dated June 08, 2018 and recorded on June 11, 2018.

This conveyance is subject to:
- Taxes for the year 2022 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 4955, Page 31, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3251, Page 18, Book 3255, Page 156, Book 5071, Page 50, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **404 Dawn Drive, Nashville, Tennessee 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 11th DAY OF MAY, 2022.

Jonathan Lee Wheeler by Logan Bell, Attorney in Fact
Jonathan Lee Wheeler
by Logan Bell, Attorney in Fact

James Lee Barrett, Jr. by Logan Bell, Attorney in Fact
James Lee Barrett, Jr.
by Logan Bell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Logan Bell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JONATHAN LEE WHEELER., and who acknowledged he/she executed the same as the free act and deed of the said JONATHAN LEE WHEELER.

Witness my hand and official seal, this the 11th of May, 2022.

Notary Public
My Commission Expires: 1-11-26
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Logan Bell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JAMES LEE BARRETT, JR., and who acknowledged he/she/they executed the same as the free act and deed of the said JAMES LEE BARRETT, JR.

Witness my hand and official seal, this the 11th of May, 2022.

Notary Public
My Commission Expires: 1-11-26
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212