Karen Johnson Davidson County
Batch# 867027 DEEDWARR
06/03/2022 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $28,490.00
20220603-0064280

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL**
Mark A. Hazelwood and Joann P. Hazelwood 4215 Harding Pike, #1209 Nashville, TN 37205	new owner	145-06-0-005.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **J. PATRICK MCKENNON AND KATHRYN C. MCKENNON, HUSAND AND WIFE** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **MARK A. HAZELWOOD AND JOANN P. HAZELWOOD, HUSBAND AND WIFE** ("Grantees" herein), their heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 20, as shown on the map entitled Laurel Ridge Section 2, of record in Plat Book 3600, page 8, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northeasterly margin of Fredericksburg Drive at the corner of lots Nos. 7 and 20; thence with the line between said two lots, northwardly 100.7 feet; thence south 76° 54' east 381.1 feet; thence south 5° 29' west 156.2 feet to the northerly margin of Laurel Ridge Drive; thence with same, westwardly and southwestwardly 249.2 feet to the beginning of a curve; thence around said curve with a radius of 28 feet, westwardly 48.3 feet to the northwesterly margin of said Fredericksburg Drive; thence with same, northwestwardly 157.8 feet to the beginning, containing 1.74 acres, more or less.

Being the same property conveyed to J. PATRICK MCKENNON AND KATHRYN C. MCKENNON, HUSBAND AND WIFE, by deed from WILLIAM TODD BENDER AND LORI BENDER WOODWARD, AS TENANTS IN COMMON, of record as Instrument No. 20141222-0116868, dated December 16, 2014, said Register's Office.

This is improved property known as: 1801 Laurel Ridge Dr., Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTORS do covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, successors 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. The conveyance herein is subject to 2021 real property taxes and any easements, covenants and restrictions of record.

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

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 31st day of May, 2022.

J. PATRICK MCKENNON

KATHRYN C. MCKENNON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paul Soper, a Notary Public of the State and County aforesaid, personally appeared J. PATRICK MCKENNON AND KATHRYN C. MCKENNON with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 31st day of May, 2022.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/11/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$7,700,000.00.**

Affiant

Sworn to and subscribed before me this 31st day of May, 2022.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/11/26

Tennessee Certification of Electronic Document

I, Paul Soper, 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 5/31/22 (date of document).

Affiant Signature

5/31/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

