Karen Johnson Davidson County
Batch# 873300 DEEDWARR
06/16/2022 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20220616-0069273

WARRANTY DEED

DONNA L. TRENT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-20-2025

STATE OF TENNESSEE
COUNTY OF WILLIMASON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/20/25

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Scott G. Kennedy and Mariah R. Kennedy	Guaranteed Rate, Inc.	Parcel ID: 160 14 0B 154.00
(NAME) 5858 Brentwood Trace	(NAME) 3940 N. Ravenswood Avenue	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Alexa Swager, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Scott G. Kennedy and Mariah R. Kennedy, husband and wife**, 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 and being Unit No. 5858 on the Plan of Second Revision Brentwood Trace Condominiums of record in Plat Book 5200, Page 261, revising Plat Book 5200, Page 219 and Plat Book 5200, Page 230, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Alexa Swager, a single woman from Envesta Partners, LLC, a Tennessee limited liability company by Warranty Deed dated March 30, 2022 and recorded on April 14, 2022 in Instrument No. 20220414-0043331, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5858 Brentwood Trace, Brentwood, TN 37027

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 our hands this 10th day of June, 2022.

Alexa Swager, by and through Attorney-In-Fact,
Amanda Maynor

STATE OF TENNESSEE
COUNTY OF WILLIMASON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Amanda Maynor, 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 Alexa Swager, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Amanda Maynor, for the purposes therein contained.

Witness my hand and official seal, this the 10th day of June, 2022.

Notary Public

My Commission Expires: 1/20/25

DONNA L. TRENT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-20-2025

Certificate of Authenticity

I, **Doné Oglesby**, 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 **June 10, 2022**.

Date

Affiant Signature

06/13/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **13th** day of **June**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY