39B

Karen Johnson Davidson County
Batch# 892552 DEEDWARR
07/22/2022 02:01:53 PM 2 pgs
Fees: $13.00 Taxes: $3,034.00

20220722-0084212

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $820,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/
(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-4889-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Phillip Chase Daws and Holly Daws	MOVEMENT MORTGAGE	09106036500
(NAME)	(NAME)	
5514 Kentucky Avenue	8024 CALVIN HALL RD	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	INDIAN LAND SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Twenty Thousand And No/100 Dollars ($820,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JASON T. MCKERNAN AND LINDSEY C. MCKERNAN, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILLIP CHASE DAWS AND HOLLY DAWS, 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:

Tract 1:
Land in Davidson County, Tennessee, being part of Lot 1415, Block 199, as shown on the map entitled Plan No. 1, West Nashville, of record in Book 57, Page 173, Register's Office for Davidson County, Tennessee .

Said part of Lot 1415 fronts 15 feet on the northerly side of Kentucky Avenue and runs back between parallel lines a distance of 150 feet to an alley at the rear on which it measures 15 feet.

Tract 2:
Land in Davidson County, Tennessee, being Lot 1417, Block 199, as shown on the map entitled Plan No. 1, West Nashville, of record in Book 57, Page 173, Register's Office for Davidson County, Tennessee .

Said Lot 1417 fronts 25 feet on the northerly side of Kentucky Avenue and runs back between parallel lines a distance of 150 feet to an alley at the rear on which it measures 25 feet.

Being the same property conveyed to Jason T. McKernan and Lindsey C. McKernan, husband and wife by Warranty deed from Regal Homes Co., a Tennessee corporation of record in Instrument No. 20140930-0089885 Register's Office for Davidson County, Tennessee, dated September 26, 2014 and recorded on September 30, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5514 Kentucky Avenue, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 20th day of July, 2022.

Jason T. McKernan

Lindsey C. McKernan

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason T. McKernan and Lindsey C. McKernan, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained. Witness my hand this 20 day of July, 2022.

Notary Public

My Commission Expires: 2-24

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE