WARRANTY DEED

Karen Johnson Davidson County
Batch# 907842 DEEDWARR
08/25/2022 08:19:30 AM 4 pgs
Fees: $23.00 Taxes: $832.50
20220825-0095766

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,000.00

Herbert J. Sievers III
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/16/2022.

Helen Mackey
NOTARY PUBLIC

07-17-2023
MY COMMISSION EXPIRES

HELEN F. MACKEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-4003

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
John Sebastian Kennedy and Leena George	SAME OWNER	163-05-0A-002.00-CO
5170 Hickory Hollow Parkway #276	1312 SPRINGMORE Ct	
Antioch, TN 37013	Antioch, TN 37013	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Herbert J. Sievers III and Therese Sievers

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Sebastian Kennedy, a married man and Leena George, a married woman, as Tenants in Common with Right of Survivorship
HEREINAFTER CALLED THE GRANTEE(S), 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, being Lot No. 2 on the Plan of Hickory Hollow Townhomes (Mill Park), Phase 1 of record in Plat Book 9700, Page 686, 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 Herbert Sievers III and wife, Therese Sievers by Warranty deed from Beatrice H. Pilkenton, unmarried of record in Instrument No. 20060620-0073739 Register's Office for Davidson County, Tennessee, dated June 16, 2006 and recorded on June 20, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 5170 Hickory Hollow Parkway #276 Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on August 16, 2022.

Herbert J. Sievers III

Herbert J. Sievers, III

Therese Sievers

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Herbert J. Sievers, III, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 16 2022.

Helen Mackey

Notary Public

My Commission Expires: 07-17-2023

HELEN F. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, Therese Sievers, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 2022.

Notary Public

My Commission Expires: _____

File #: 2022-4003

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Witness my hand on August 16, 2022.

Herbert J. Sievers, III

Therese Sievers

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, Herbert J. Sievers, III, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 2022.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Therese Sievers, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 16, 2022.

Notary Public

My Commission Expires: 11-20-2023

ANGELA GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2022-4003

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Jill Neely, 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 **08/16/2022**.

Date

Affiant Signature

08/24/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **24th** day of **August**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)