Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: TMRC 22 2017

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220742010** Karen Johnson Davidson County Batch# 910662 DEEDWARR 08/31/2022 10:36:35 AM 2 pgs Fees: $13.00 Taxes: $2,201.50 20220831-0098158	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $595,000.00. Affiant Subscribed and sworn to before me, this 25th day of August, 2022. Notary Public My Commission Expires: PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2024

WARRANTY DEED

Address New Owner: Emanuela Balos and Jonathan Balos 2817 Barclay Drive Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 094 03 0 032.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason Kennedy, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan Dino Balos and Emanuela Balos, a married couple** , ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 215 on the Plan of Section One, Fortland Park, of record in Plat Book 2663, Page 61 and Corrected by Certificate of Correction in Book 2799, Page 43, 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 Jason Kennedy, unmarried man, by Warranty Deed from Michael J. Sexton, unmarried man, of record in Instrument No. 20171207-0124802, in the Register's Office of Davidson County, Tennessee, dated December 05, 2017 and recorded on December 07, 2017.

Valerie Kennedy joins in this conveyance for the purpose of conveying all right, Title, and interest she may have in and to the above described property as spouse of Jason Kennedy.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Fortland Park, as recorded in Plat Book 2663, Page(s) 61 and Corrected by Certificate of Correction in Book 2799, Page 43.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2753, Page 612.

This is improved property located at 2817 Barclay Drive Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of August, 2022.

J.M. Kennedy
Jason Kennedy

Valerie Kennedy by J.M. Kennedy
Valerie Kennedy by Jason Kennedy as
Attorney-in-fact 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, Jason Kennedy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Valerie Kennedy and that he is authorized by Valerie Kennedy to execute this instrument on their behalf.

Witness my hand, at office, this 25th day of August, 2022.

Kate Rosenthal
Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026