Karen Johnson Davidson County
Batch# 913830 DEEDWARR
09/08/2022 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20220908-0100520

When recorded, return to/
This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-18805-KS

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of September, 2022.

Notary Public
My Commission Expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Edward J. Feeney and Jennifer Lynn Feeney 515 Avondale Park Boulevard Nashville, TN 37221	Edward J. Feeney and Jennifer Lynn Feeney 515 Avondale Park Boulevard Nashville, TN 37221	141-05-0A-501.00

WARRANTY DEED

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 consideration, the receipt of which is hereby acknowledged, we,

Meredith Smith and Aaron Hamilton Smith, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Edward J. Feeney and Jennifer Lynn Feeney, 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:

Being Lot No. 501 on the Plan of Final Plat, Avondale, Phase 3, Section 1, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20140728-0066971, 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 Aaron Hamilton Smith and Meredith Smith, husband and wife by Warranty Deed from Brooke K. Schiferle and spouse, Tara M. Ladd of record as Instrument No. 20180110-0003119 in the Register's Office for Davidson County, Tennessee, dated January 9, 2018 and recorded on January 10, 2018.

This is improved property located at: **515 Avondale Park Boulevard, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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, Grantor has executed this instrument on this 2nd day of September, 2022.

GRANTOR:

Meredith Smith

Aaron Hamilton Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Meredith Smith and Aaron Hamilton Smith, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of September, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, R Lambrecht, do hereby make oath that I am 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 **September 6, 2022.**

Affiant ~~Signature~~ **September 6, 2022**
~~Date~~

State of Tennessee

County of Sumner

Sworn to and subscribed before me this **6th day of September, 2022**.

Katherine B. Smith
Notary's Signature

KATHERINE B SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: **1/28/2026**

Notary's Seal