6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$705,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 10-02-2023
(AFFIX SEAL)

SHEILA L. MAHONEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alice Jennings Currey and Paul H. Jennings 1409 Fort Gaines Place Brentwood, TN 37027	CapStar Bank 2002 Richard Jones Road Suite 300A Nashville, TN 37215	171 03 0A 180.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kathleen M. Casey, single,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Alice Jennings Currey, a single woman, and Paul H. Jennings, a married man, joint tenants with right of survivorship,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in the Davidson County, Tennessee, being Lot No. 52, on the Plan of First Revision, Section 6B, Fredericksburg, of record in Book 7900, Page 509 and Book 9700, Page 151, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edward F. Casey and wife, Kathleen M. Casey by Warranty Deed from Howard D. Kim and wife, Cynthia L. Kim, dated 09/02/1999, of record in Book 11652, Page 308, Register's Office for Davidson County, Tennessee. The said Edward F. Casey having since died on April 12, 2021 leaving the property vested solely in Kathleen M. Casey.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1409 Fort Gaines Place, Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 915797 DEEDWARR
09/13/2022 08:34:45 AM 2 pgs
Fees: $13.00 Taxes: $2,611.83

20220913-0101991

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 my/our hand(s) this the 9th day of September, 2022.

Kathleen M. Casey

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kathleen M. Casey with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the 9th of September, 2022.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

