Karen Johnson Davidson County
Batch# 921842 DEEDWARR
09/27/2022 09:28:21 AM 2 pgs
Fees: $13.00 Taxes: $3,589.00
20220927-0106729

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62801
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Steven L. Greene Joy T. Greene 139 Kenner Avenue Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 11603007900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$970,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patrick Whelan**, a single man, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steven L. Greene and Joy T. Greene**, husband and wife, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lot No. 71 on the plan of Kenner Manor Land Co.'s Second Subdivision of the Kenner Tract of record in Book 421, page 100, Register's Office for said County.

Said Lot No. 71 fronts 50.0 feet on the southwesterly margin of Kenner Avenue and extends back 200 feet between parallel lines to a dead line. Together with a subject to Easement for driveway purposes granted by agreement of record in Book 1358, page 313 and contained in deed of record in Book 1392, page 6, said Register's Office.

Being the same property conveyed to Patrick Whelan, a single man, by Warranty deed from Kathy Hoke Sizemore, unmarried, dated December 19, 2017 and recorded on December 20, 2017 of record in Instrument No. 20171220-0129665, corrected by Scrivener's Affidavit of record in Instrument No. 20180202-0010791, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2022, and subsequent years; All Matters shown on the Plan of record in Book 421, page 100, said Register's Office. Restrictive Covenant for Detached Structure of record in Instrument No. 20180831-0086549, said Register's Office. Easement for joint driveway purposes granted by agreement of record in Book 1358, page 313 and contained in deed of record in Book 1392, page 6, said Register's Office.

This is improved property, known as 139 Kenner Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and

interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of September, 2022.

Patrick Whelan

State of Tennessee

County of Davidson

On this 26th day of September, 2022, before me the undersigned authority, personally appeared Patrick Whelan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3-03-2024

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $970,000.00.

Affiant

Sworn and subscribed before me this 26th day of September, 2022.

Notary

My Commission Expires: 1-6-25

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY