This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $201,900.00.

Affiant

Subscribed and sworn before me this the 28th day of September, 2022.

Michelle Martin
Notary Public
My commission expires: 10-11-22

Karen Johnson Davidson County
Batch# 922985 DEEDWARR
09/29/2022 09:37:48 AM 2 pgs
Fees: $13.00 Taxes: $747.03

20220929-0107504

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Gary Shanklin 676 Dutchmans Drive Hermitage, TN 37076	New Owner	075-08-0 276.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CYNTHIA KENNEDY F/K/A CYNTHIA MCKINNEY, AN UNMARRIED WOMAN, AND ANDREW KENNEDY, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GARY SHANKLIN, _____ hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land located in Davidson County, Tennessee, being Lot 7B on the Zone Lot Division of Lots 7, 8, 9, 10, & 11 on the Plan of Hunters Hill Subdivision, Section I, of record in Plat Book 5800, page 350; and amended in Plat Book 6250, page 625, in the Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Cynthia McKinney, by deed dated 09/21/2012, from Cynthia McKinney and Nelson Haro, of record in Instrument No. 20121231-0120611, Register's Office for said County.

Also being the same property conveyed to Cynthia McKinney and Nelson Haro by deed dated 10/31/2007, from Job Cook, an unmarried person, of record in Instrument No. 20071101-0128923, Register's Office for said County.

Cynthia Kennedy and Cynthia McKinney are one in the same person.

Andrew Kennedy, ex-spouse of the grantor, joins in the execution of this instrument for the purpose of conveying his interest and equity, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 676 Dutchmans Drive, Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 28 day of September, 2022.

Cynthia Kennedy f/k/a Cynthia McKinney

Andrew Kennedy

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Cynthia Kennedy f/k/a Cynthia McKinney, and Andrew Kennedy, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of September, 2022.

My commission expires: 10.11.22

Michelle Martin
Notary Public

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY