WARRANTY DEED

Karen Johnson Davidson County
Batch# 951321 DEEDWARR
12/14/2022 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,698.30
20221214-0129479

File #22-PA-4435-WA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jillian Leigh Kennedy and Robert Aslan Freeman	New owner	
(NAME)	(NAME)	
4435 Andrew Jackson Parkway	4435 Andrew Jackson Pkwy	**075-07-0-037.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076	Nashville, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM W. EASTON AND MERIUL M. EASTON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JILLIAN LEIGH KENNEDY, AN UNMARRIED WOMAN AND ROBERT ASLAN FREEMAN, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Tulip Grove, Section Two, of record in Plat Book 3700, Page 122, 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 William W. Easton and wife, Meriul M. Easton by Warranty deed from Robert L. Farrar and wife, Cynthia R. Farrar of record in Instrument No. 20161229-0136714 Register's Office for Davidson County, Tennessee, dated December 27, 2016 and recorded on December 29, 2016. (Value of consideration shown in aforementioned deed $241,000.00.)

This conveyance is subject to:
*Taxes for the year 2022, a lien due and payable, but not delinquent.

*Subject to all matters shown on the Plan of record in Plat Book 3700, Page 122, Register's Office for Davidson County, Tennessee.

*Restrictions of record in Book 4134, Page 51, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **4435 Andrew Jackson Parkway, Nashville, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 8th day of December, 2022.

William W. Easton by Loy Carney, Attorney In Fact

William W. Easton by Loy Carney, his Attorney-In-Fact

Meriul M. Easton by Loy Carney, Attorney In Fact

Meriul M. Easton by Loy Carney, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of William W. Easton, and acknowledged that he executed the same as the free act and deed of the said William W. Easton.

Witness my hand, at office, this 8th day of December, 2022.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Meriul M. Easton, and acknowledged that he executed the same as the free act and deed of the said Meriul M. Easton.

Witness my hand, at office, this 8th day of December, 2022.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Emily Manno, do hereby make oath that I am a licensed attorney and/or 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 12/8/22.

Date

Affiant Signature

12/8/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of December, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON