Karen Johnson Davidson County
Batch# 957140 DEEDWARR
01/03/2023 02:02:30 PM 4 pgs
Fees: $23.00 Taxes: $1,102.60
20230103-0000291

Prepared by and return to:
Stevie Friesth, Esq.
Summit Title & Escrow, LLC
6263 Poplar Ave, Suite 801
Memphis, Tennessee 38119
(901) 881-8600

WARRANTY DEED

Effective as of **30th day of December, 2022,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Joel Kennerly, Mildred Maury Kennerly, an unmarried woman, Renee Kennerly, Valaria Kennerly, Edward Jermaine Kennerly, a married man, Sandra Brown, Charlotte Kennerly, a married woman, and Beth Kennerly, a married woman** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Victor Coleman, Gail Coleman, and China G. Coleman** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Being Lot No. 47, on the Plan of Section Two, Chase Pointe, of record in Book 9700, Page 301, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Milton D. Kennerly, unmarried, by Warranty Deed from Fonda M. Harris and husband, Charlie E. Harris of record in Instrument No. 20030502-0058804, in the Register's Office of Davidson County, Tennessee, dated April 30, 2003 and recorded on May 02, 2003. Said Milton D. Kennerly. having since died, intestate, on November 13, 2021, Joel Kennerly, Mildred Kennerly, Renee Kennerly, Valaria Kennerly, Edward Kennerly, Sandra Brown, Charlotte Kennerly, and Beth Kennerly, convey the same property as the sole surviving heirs of Milton D. Kennerly, as evidenced in the Affidavit of Heirships recorded herewith.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulation; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2023 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's 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 the Grantor's hand in **Davidson** County, State of Tennessee on this the 30th day of December, 2022

GRANTORS:

Joel Kennerly
Joel Kennerly

Mildred Maury Kennerly by
Joel Kennerly, Attorney in Fact
Mildred Maury Kennerly
By Joel Kennerly, Attorney in Fact

Renee Kennerly by
Joel Kennerly, Attorney in Fact
Renee Kennerly
By Joel Kennerly, Attorney in Fact

Valaria Kennerly by
Joel Kennerly, Attorney in Fact
Valaria Kennerly
By Joel Kennerly, Attorney in Fact

Edward Jermaine Kennerly by
Joel Kennerly, Attorney in Fact
Edward Jermaine Kennerly
By Joel Kennerly, Attorney in Fact

Sandra Brown by
Joel Kennerly, Attorney in Fact
Sandra Brown
By Joel Kennerly, Attorney in Fact

Charlotte Kennerly by
Joel Kennerly, Attorney in Fact
Charlotte Kennerly
By Joel Kennerly, Attorney in Fact

Beth Kennerly by
Joel Kennerly, Attorney in Fact
Beth Kennerly
By Joel Kennerly, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of December, 2022, before me personally appeared Joel Kennerly, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of December, 2022.

Kristen Gevinski
Notary Signature
My commission expires: 10/26/25

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

New Owner Name and Address to: Victor Coleman, Gail Coleman, China Coleman 4005 Chase Point Place Joelton, TN 37080 Property Address: 4005 Chase Point Place Joelton, TN 37080 Mail tax bills to: Victor Coleman, Gail Coleman, China Coleman 4005 Chase Point Place Joelton, TN 37080 Parcel I.D. Numbers: 022-02-0-027	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is $ 298,000.00, which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale. AFFIANT Subscribed and sworn to before me this 30th day of December, 2022 NOTARY PUBLIC Commission expires: 03/11/2026

CASSIE TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-11-26

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 December 30, 2022 (date of document).

Affiant Signature

12/30/2022
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 30th day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

