Karen Johnson Davidson County
Batch# 958794 DEEDWARR
01/06/2023 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20230106-0001277

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/29/23
(AFFIX SEAL)

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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)
Andrew Everett Wicke and Emily Gregory Wicke, husband and wife 600 Baxter Lane Nashville, TN 37220	New Owner	160-07-0-012

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, **Bernadine G. Kennedy surviving spouse of David Raymond Kennedy, Jr.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Andrew Everett Wicke and Emily Gregory Wicke, husband and wife**, 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 Davidson County, Tennessee, being the east part of Lot No. 7 on the unrecorded Map showing the subdivision of Baxter's 110 Acre Tract, and described as follows:

BEGINNING at a point in the north margin of Baxter Avenue, 218.09 feet east from the southwest corner of Lot No. 7, being the southeast corner of the property that was conveyed to Powell W. Phillips by deed of record in Book 3103, page 491; thence along Phillips' east line, northerly 464 feet to a point; thence easterly 240.96 feet to a point in the center line of Bell Lane (now Overton Road); thence with the center of same, southerly 464.5 feet to the north margin of Baxter Avenue; thence with the margin of the same, westerly 254.91 feet to the point of beginning.

Being the same property conveyed to David Raymond Kennedy, Jr. and wife, Bernadine G. Kennedy by Deed from Harry C. Crunk and wife, Lena S. Crunk, dated 10/29/1973, of record in Book 4759, Page 445, Register's Office for Davidson County, Tennessee.

The said David Raymond Kennedy, Jr. died on 11/15/2021, leaving the said Bernadine G. Kennedy the sole surviving tenant by the entirety.

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: 600 Baxter Lane, Nashville, TN 37220

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 5th day of January, 2023.

Bernadine G. Kennedy by David Raymond Kennedy, III, as her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared David Raymond Kennedy, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact for Bernadine G. Kennedy, to execute the foregoing instrument on her behalf, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument 202210260115840, said Register's Office.

Witness my hand and official seal, this the 5th of January, 2023.

Notary Public

My Commission Expires: 10/11/25

(SEAL)

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 5 day of January, 2023.

K. Thomas Sidwell
Date: 1-5-2023

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 5 day of January, 2022. 23

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

