Karen Johnson Davidson County
Batch# 968745 DEEDWARR
02/08/2023 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20230208-0009120

WARRANTY DEED

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF FEBRUARY, 2023.

Kristian Booth
Notary Public

MY COMMISSION EXPIRES: 9.2.24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Liam N. Kennedy	Community Mtg.	043-05-0-186
(NAME) 296 Garner Avenue	(NAME) 3401 College Blvd #220	
(ADDRESS) Madison, TN 37115	(ADDRESS) Leawood TX 75201	
(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 considerations, the receipt of which is hereby acknowledged, we **James Michael Loveday, Johnny Loveday and Jack Loveday, as heirs at law of Velma Ann Loveday and Ronny Joe Loveday**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Liam N. Kennedy, a single man,** hereinafter called the GRANTEE(S), his/her/their assigns, a 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. 41 and the west 1/2 of Lot No. 40 of Block "B" on the Map of Overlook Estates, as of record in Book 843, page 105, Register's Office for Davidson County, Tennessee.

Said Lot and said part of said lot adjoin and front together 75 feet on the South side of Garner Street and run back between lines, 145.5 feet on the West line of Lot No. 42 and 147 feet, more or less, on the East line of said part of Lot No. 40 to a dead line in the rear on which they measure 75 feet.

Being the same property conveyed to Jack O. Loveday and wife, Velma Loveday by Warranty Deed from Virgil Davis Clouse, Jr. and wife, Grace Elaine Clouse, dated 01/08/1997, of record in Book 10318, Page 789, Register's Office for Davidson County, Tennessee.

The said Jack O. Loveday died on 07/01/2014, leaving the said Velma Loveday the sole surviving tenant by the entirety.

The said Velma Ann Loveday died intestate on 08/19/2021,leaving Johnny Loveday, Ronny Loveday, Jack Loveday and James Michael Loveday, Heirs at law of the Estate of Velma Ann Loveday, deceased, as evidenced in File No. 21P1886, Probate Court Clerk's Office for Davidson County, Tennessee. See also Affidavits of Heirship of record in Instrument Numbers 202302080009117 and 202302080009118, said Register's Office.

The said Ronny Loveday died intestate on 11/04/2022, leaving Johnny Loveday, Jack Loveday and James Michael Loveday as his only Hirs at Law. See also Affidavits of Heirship of record in Instrument Numbers 202302080009116 and 202302080009119, said Register's Office.

Subject to taxes for 2023 and all subsequent years, a lien, not yet due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 296 Garner Avenue, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 1st day of February, 2023.

James Michael Loveday

Johnny Loveday

Jack Loveday

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Michael Loveday, Johnny Loveday and Jack Loveday, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of February, 2023.

Notary Public:
My Commission Expires: 6/19/23

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-19-2023

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

202302080009120

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 February 8, 2023 (date of document).

Affiant Signature

February 8, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 8th day of February, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023