# WARRANTY DEED

Karen Johnson Davidson County
Batch# 974766 DEEDWARR
02/28/2023 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20230228-0013808

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 10.02.2023
(AFFIX SEAL)

WESSLEY INSCOE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

Kathryn Cassidy, Ark Title Group, LLC, **361 Mallory Station Rd, Suite 108 – Franklin, Tennessee 37067**

File No.: TN-23-00533

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| April O'Connor, a single person | April O'Connor, a single person | |
| (NAME) 339 Keeton Avenue | (NAME) 339 Keeton Avenue | 044-01-0-010.00 |
| (ADDRESS) Old Hickory, TN 37138 | (ADDRESS) Old Hickory, TN 37138 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Twenty-Five Thousand And No/100 Dollars ($325,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RYAN IMHOF AND KATHLEEN MCNALLY, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **APRIL O'CONNOR, A SINGLE PERSON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in and situated in Davidson County, Tennessee.

Lot No. 1 on the final plat re-subdivision of Lot No. 28 of Scenic View Subdivision as recorded in Instrument No. 20171030-0110850 in the Register's Office of Davidson County, Tennessee, said plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ryan Imhoff, an unmarried person and Kathleen McNally, an unmarried person, as joint tenants with right of survivorship (The same Ryan Imhoff and Kathleen McNally are now married to each other) by Warranty Deed from Michael T. Polston and Karen G. Polston, husband and wife of record in Instrument No. 20210805-0105327 Register's Office for Davidson County, Tennessee, dated July 30, 2021 and recorded on August 5, 2021. (Vesting Deed was incorrect in the spelling of last name. It is Imhof and not Imhoff. This mistake is being correced in this conveyance deed)

Being a portion of the same property conveyed to Michael T. Polston and Karen G. Polston, husband and wife by Warranty Deed from Brian Norton, a single man of record in Instrument No. 20170807-0080385 Register's Office for Davidson County, Tennessee, dated August 01, 2017 and recorded on August 07, 2017.

unimproved ☐
This is improved ☒ property, known as 339 Keeton Avenue, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-2016606-DS

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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Ryan Imhof and Kathleen McNally, husband and wife, this 27 day of Feb., 23.

Ryan Imhof

Kathleen McNally

STATE OF TENNESSEE

COUNTY OF WILSON

I, Wessley Inscoe, a Notary Public for the County of and State listed above , do hereby certify that Ryan Imhof and Kathleen McNally, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27th of February, 2023.

Notary Public

My Commission Expires: 10-02-2023

(SEAL)

WESSLEY INSCOE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 2/27/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 2/27/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of February, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

