Name and Address of New Owner:
Joseph Kennedy
430 Merritt Avenue, UNIT 2
Nashville, TN 37203

Send Tax Bills To:
Joseph Kennedy

Karen Johnson Davidson County
Batch# 979033 DEEDWARR
03/09/2023 01:55:30 PM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20230309-0017128

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 105-07-2E-013-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Amanda Marie Barbera, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joseph Kennedy,** an unmarried man,"the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Unit 13 on Exhibit "B" of the Declaration of Protective Covenants, Conditions, and Restrictions for Pillow Street Cottages, now known as We-Ho Cottages, a Townhouse Planned Unit Development of record in Instrument No. 20160415-0036657, as amended in Instrument No. 20180406-0032472, Register' Office for Davidson County, Tennessee to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Amanda Marie Barbera, a single woman by Deed dated June 26, 2019 from Hidden Valley Homes, LLC, a Tennessee Limited Liability Company, recorded June 27, 2019 in Instrument No. 20190627-0062219 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of March, 2023.

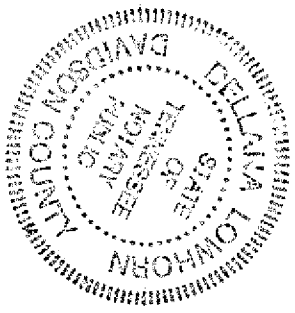
_____(SEAL)
Amanda Marie Barbera by John A. Bell, Jr., Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of March, 2023, before me personally appeared John A. Bell, Jr., 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 9th day of March, 2023.

_____
Notary Signature
My commission expires: 3/3/25



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 550,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
9th day of March, 2023.

Notary Public
My commission expires: 5/9/26
File No. 2023-5760-MR

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 March 9, 2023.

Signature
Date: March 9, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 9th day of March, 2023 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025