WARRANTY DEED

Karen Johnson Davidson County
Batch# 981616 DEEDWARR
03/16/2023 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,179.93
20230316-0019146

File No. DH-23-4048

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2023

Notary Public

MY COMMISSION EXPIRES: 09-07-2026

(AFFIX SEAL)

AMANDA MAYNOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-07-2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin James Rose and Brenna Jorgensen	New Owner	-
(NAME)	(NAME)	
5170 Hickory Hollow Parkway, #276		163-05-0A-002.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **John Sebastian Kennedy, a married man, and Leena George, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin James Rose and Brenna Jorgensen, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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. 2 on the Plan of Phase I Hickory Hollow Townhomes (Mill Park) of record in Plat Book 9700, Page 686, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Sebastian Kennedy, a married man and Leena George, a married woman, as tenants in common with right of survivorship, by Warranty deed from Herbert J. Sievers, III and wife, Therese Sievers of record in Instrument No. 20220825-0095766 Register's Office for Davidson County, Tennessee, dated August 16, 2022 and recorded on August 25, 2022. See also Scrivener' s Affidavit and Certificate of Correction recorded on September 7, 2022 in Instrument No. 20220907-0100411 in the aforesaid Register's Office.

This is property more commonly known as 5170 Hickory Hollow Parkway, #276, Antioch, TN 37013.

This property has been used for investment purposes only and not a marital residence for either Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 15th day of March, 2023.

John Sebastian Kennedy

Leena George

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of March, 2023, before me personally appeared John Sebastian Kennedy, Leena George and , 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.

Notary Signature
My commission expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Jameika Jones, 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 3/15/2023.

Date

Jameika Jones
Affiant Signature

03/16/2023
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 16th day of March, 20 23.

Notary's Signature

My Commission Expires: _____
Date

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

Notary's Seal (if on paper)