THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$150,000.00.**

Karen Johnson Davidson County
Batch# 1010517 DEEDWARR
06/02/2023 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20230602-0041854

Affiant

Subscribed and sworn to before me, this **1st day of June, 2023.**

Notary Public
My commission expires: _____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sarah M. Schaffert **1301 Neelys Bend Road, A-6** **Madison, TN 37115**	**Rocket Mortgage, LLC** **1050 Woodward Avenue** **Detroit, MI 48226**	**052160A00600CO** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Jonathan Allen Kennedy and Amelia Annette Kennedy, husband and wife**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Sarah M. Schaffert, a single woman**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Apartment Unit No. A-6 of Neely's Bend Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5483, Page 86 and as amended in Instrument Nos. 20020705-0080848, 20040527-0062519, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Neely's Bend Condominium of record in Plat Book 5200, Page 200, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Jonathan Allen Kennedy and Amelia Annette Kennedy, husband and wife, by General Warranty Deed from Try Properties, a Tennessee general partnership, of record in Instrument No. 20190729-0074425, in the Register's Office of Davidson County, Tennessee, dated July 25, 2019 and recorded on July 29, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **1301 Neelys Bend Road, A-6, Madison, TN 37115**.

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 in 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 **1st day of June, 2023.**

Jonathan Allen Kennedy

Amelia Annette Kennedy

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 1st day of June, 2023, before me personally appeared Jonathan Allen Kennedy and Amelia Annette Kennedy, 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 1st day of June, 2023.

Notary Signature
My commission expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

HE-2023-046

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 06/01/23 (date of document).

Affiant Signature

06/02/23

Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 2nd day of June, 2023

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL