Karen Johnson Davidson County
Batch# 1017881 DEEDWARR
06/22/2023 03:04:30 PM 5 pgs
Fees: $28.00 Taxes: $536.50
20230622-0047616

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
23-0179

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of June, 2023

Notary Public

Commission Expires: _____

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
John Sebastian Kennedy 1312 Springmore Ct Antioch TN 37013	John Kennedy 1312 Springmore Ct Antioch TN 37013	051-15-0A-020.00 CO

WARRANTY DEED

FOR AND IN 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, **Louise C. Volpe, unmarried (50% interest) and Mary Volpe O'Saile, Ralph Paul Volpe, devisees of the Last Will and Testment of Ronald Anthony Volpe and Janet Henne, and John R. Volpe, heirs at law of Richard G. Volpe**
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
John Sebastian Kennedy, married, and Leena George, married, as tenants in common
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 in Davidson County, Tennessee, being Unit No. E-20 of the Quail Creek Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Quail Creek Condominiums, of record in Book 6328, Page 44, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Quail Creek Condominiums, as shown on Exhibit "C" on Pages 89-90 of the Master Deed of record in Book 6328, Page 44, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property previously conveyed to Ralph C. Volpe and wife, Louise C. Volpe by Quitclaim Deed from Mary V. D. O'Saile and husband, Darrell O'Saile, dated 6/12/1990 and recorded 6/12/1990 in Book 8129, Page 852; and previously conveyed to Mary V. Davenport (nka Mary V. D. O'Saile), Ralph C. Volpe and Louise C. Volpe by Quitclaim Deed from H. Stanley Allen, Trustee, and in the same instrument conveyed to H. Stanley Allen, Trustee by Donald E. Davenport, II, Mary V. Davenport, Ralph C. Volpe and Louise C. Volpe, dated 4/17/1987 and recorded 5/7/1987 in Book 7229, Page 808; and previously conveyed to Donald E. Davenport, II and wife, Mary V. Davenport, and Ralph C. Volpe and wife, Louise C. Volpe by Warranty Deed from Quail Creek, Inc., a Tennessee corporation, dated 11/21/1985 and recorded 11/22/1985 in Book 6716, Page 84, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Ronald A. Volpe by five Quitclaim Deeds from Ralph C. Volpe, each conveying a twenty percent (20%) undivided interest as follows: Quitclaim Deed dated 12/29/1999 and recorded 12/29/1999 in Instrument No. 19991229-0308353, Quitclaim Deed dated 1/29/2000 and recorded 2/25/2000 in Instrument No. 20000225-0018493, Quitclaim Deed

dated 1/19/2001 and recorded 3/29/2001 in Instrument No. 20010329-0030328, Quitclaim Deed dated 1/19/2002 and recorded 1/23/2002 in Instrument No. 20020123-0001947, and Quitclaim Deed dated 1/19/2003 and recorded 2/7/2003 in Instrument No. 20030207-0017215, Register's Office for Davidson County, Tennessee.

The said Ronald A. Volpe (aka Ronald Anthony Volpe) died testate on August 21, 2022. Pursuant to Order to Probate filed 12/14/2022 in Docket No. 22P2054 in the Circuit Court of Davidson County, Tennessee (Probate Division), Mary Volpe O'Saile was appointed as Executrix, per the Last Will and Testament property was devised to Ralph Paul Volpe, Richard G. Volpe, and Mary L. O'Saile. Richard G. Volpe died intestate 12/29/2022, leaving Janet Henne and John R. Volpe as his heirs at law.

Affidavit of Heirship of record in Instrument No. 202306220047613, Register's Office for Davidson County, Tennessee.

Powers of Attorney of record in Instrument No. 202306220047614 and Instrument No. 202306220047615, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 420 Walton Lane, Unit E-20, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22nd day of June, 2023.

Louise C. Volpe
Louise C. Volpe

Mary Volpe O'Saile
Mary Volpe O'Saile

Ralph Paul Volpe
Ralph Paul Volpe

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Louise C. Volpe and Mary Volpe O'Saile and Ralph Paul Volpe,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 22nd day of June, 2023.

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Kim Graves
Notary Public
My Commission Expires: 8-20-24

Dated this the 22nd day of June, 2023.

Janet Henne by Mary Volpe O'Saile, Attorney in Fact

Janet Henne by Mary Volpe O'Saile,
Attorney in Fact

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 Mary Volpe O'Saile, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Janet Henne and that she is authorized by Janet Henne to execute this instrument on her behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 22nd day of June, 2023.

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Kim Graves
Notary Public
My Commission Expires: 8-20-24

Dated this the 22nd day of June, 2023.

John R. Volpe by Mary Volpe O'Saile, Attorney-In-Fact

John R. Volpe by Mary Volpe O'Saile,
Attorney in Fact

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 Mary Volpe O'Saile, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for John R. Volpe and that she is authorized by John R. Volpe to execute this instrument on his behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 22nd day of June, 2023.

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Kim Graves
Notary Public
My Commission Expires: 8-20-24

June 22, 2015

Re: 420 Walton Lane, Unit E-20, Madison, TN 37115

I, the undersigned, do certify that I am not receiving any proceeds from the sale of the above referenced property. I direct Magnolia Title & Escrow to disburse my portion of the proceeds to Louise Volpe O'Saile, Ralph Paul Volpe, Janet Henne, and John R. Volpe.

Louise C. Volpe

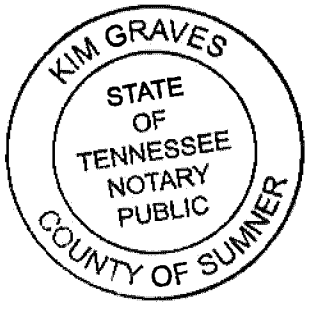
Louise C. Volpe

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 Louise C. Volpe, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 22nd day of June, 2023.



Kim Graves

Notary Public at Large

My commission expires: 8-20-24

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **June 22, 2023**.

Date

D Hardwick

Affiant Signature

June 22, 2203

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22nd** day of **June**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026