**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 1043508 DEEDWARR
08/28/2023 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20230828-0067211

File No. EM-23-4535

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2023

Notary Public

MY COMMISSION EXPIRES: 7/15/26

(AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

**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 |
|---|---|---|
| Daniel D. Kennedy and Katherine Bailey Kennedy | New Owner | |
| (NAME) | (NAME) | 091-02-0-168.00 |
| 6114 Morrow Road | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (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, **Haley Rose Mott, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel D Kennedy and Katherine Bailey Kennedy, 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 the Westerly 18 feet on the Southerly 100 feet of Lot No. 11 and the Easterly 19 feet of the Southerly 100 feet of Lot No. 13, of Block 4 on the Map of Cherokee Park Subdivision, as of record in Plat Book 161, Page 75, in the Register's Office for Davidson County, Tennessee, being Lot No. 5 on an unrecorded survey of Lot No. 7, 9, 11 and 13 of Block 4, in said Cherokee Park Subdivision. According to a survey made by A.J. Wilkinson, Surveyor, May 16, 1946, said Lot No. 5 fronts 37 feet on the Northerly side of Morrow Road and runs back between parallel lines 100 feet to the Southerly margin of a 10 foot easement.**

**Being the same property conveyed to Haley Rose Mott, a single woman by Warranty deed from Robert S. Helton, married of record in Instrument No. 20201012-0118060 Register's Office for Davidson County, Tennessee, dated October 08, 2020 and recorded on October 12, 2020.**

**This is property more commonly known as 6114 Morrow Road, Nashville, TN 37209.**

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 24th day of August, 2023.

Haley Rose Mott by Ryan Lux, attorney in fact

Haley Rose Mott by Ryan Lux, Attorney-In-Fact

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Haley Rose Mott, and that this instrument was executed on behalf of the said Haley Rose Mott for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book _202308280067210____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 24th day of August, 2023.

Notary Public Emily Manno

My Commission Expires:



# Certificate of Authenticity

I, Joshua A. Terry, 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 8/24/2023.

Affiant Signature – Joshua A. Terry

8/28/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/28/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27