395

Karen Johnson
Batch # 1079810
12/07/2023 02:37:37 PM
Fees: $13.00 Taxes: $1,572.50
20231207-0094674

Davidson County
DEEDWARR
2 pgs

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me this 5th day of December, 2023.

Notary Public

My commission expires: 3/3/2026

ANGELAY. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
LHI-LTC, LLC
9175 Carothers Pkwy, Suite 110, Franklin, TN 37067

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kevin Ireland and Aubrey Ireland	Legacy Home Loans llc dba Steadfast Mortgage	**087 01 0 015.00**
4513 Raccoon Trail	2 Cadillac Drive	
Hermitage, TN 37076	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Kyle Bahr and Jennifer Bahr, F.K.A. Jennifer Marie Drews, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Kevin Ireland and Aubrey Ireland, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of New Hope Meadows Phase II, as of record in Plat Book 6900, Page 724, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Kyle Bahr and Jennifer Marie Drews, husband and wife, by Warranty Deed from Margaret E. Dozier-Cox, a single woman, of record in Instrument No. 20210920-0125753, in the Register's Office of Davidson County, Tennessee, dated September 16, 2021, and recorded on September 20, 2021.

This is improved property known as **4513 Raccoon Trail, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 5th day of December, 2023.

Kyle Bahr

Jennifer Bahr

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kyle Bahr and Jennifer Bahr, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 5th day of December, 2023.

Notary Public
My Commission Expires: _____

