WARRANTY DEED

Karen Johnson
Batch # 1088787
01/05/2024 10:19:42 AM
Fees: $13.00 Taxes: $2,090.50

Davidson County
DEEDWARR
2 pgs

20240105-0001124

LINDSAY B. FANTAZ
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

BS-KW-23-209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Terree A. Kennedy	**SWBC Mortgage Corporation**	
(NAME) **209 Kennith Dr.**	(NAME) **9311 San Pedro Ave., Ste. 100**	**060-11-0-011.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TONYA HARTZFELDT, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TERREE A. KENNEDY, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 35 on the Plan of Section Five, Hillhurst Acres of record in Plat Book 2854, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 35 fronts 189.32 feet on the Northerly side of Kenneth Drive extends back 290 feet on the Easterly line 202.3 feet on the Westerly line to a broken line in the rear measuring 187.6 feet thereon.

Being the same property conveyed to William E. Sowell and Willie Theresa Sowell by Warranty deed from Roy A. Hamilton and Anna Mae Hamilton of record in Instrument No. 20010124-0007244 Register's Office for Davidson County, Tennessee, dated January 17, 2001 and recorded on January 24, 2001.

Said William E. Sowell died on April 7, 2003.

Said Willie Theresa Sowell died on March 3, 2022, survived by Williera Katrese Jones and Herbert D. Sowell. See Affidavits of Heirship of record in Instrument Number 20230915-0072473 and 20230915-0072474, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Herbert D. Sowell by Quitclaim Deed from Williera Katrese Jones of record in Instrument No. 20230915-0072475 Register's Office for Davidson County, Tennessee, dated September 7, 2023 and recorded on September 15, 2023.

Being the same property conveyed to Tonya Hartzfeldt by Warranty Deed from Herbert D. Sowell of record in Instrument No. 20230915-0072476 Register's Office for Davidson County, Tennessee, dated September 9, 2023 and recorded on September 15, 2023.

Wendell Sturdivant appointed as Power of Attorney for Tonya Hartzfeldt in Instrument No. 20230915-0072477, Register's Office for Davidson County.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Deed Book 2854, Page 42, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2902, Page 196 and as amended in Book 2904, Page 465, in the Register's Office for Davidson County, Tennessee
- Any and all matters as being set out in Warranty Deed of record in Instrument No. 20230915-0072476 including but not limited to restrictions, easements, covenants, reservations, and exceptions in the aforesaid Registers office
- Right of Way of Kennith Drive.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **209 Kennith Dr., Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 3rd DAY OF JANUARY, 2024.

Tonya Hartzfeldt by Wendell Sturdivant her attorney in fact

Tonya Hartzfeldt by Wendell Sturdivant her 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, WENDELL STURDIVANT, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TONYA HARTZFELDT, and who acknowledged he/she/they executed the same as the free act and deed of the said TONYA HARTZFELDT.

Witness my hand and official seal, this the 3rd of January, 2024.

Lindsay B. Fattal

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212