Karen Johnson Davidson County
Batch# 1108939 DEEDWARR
03/08/2024 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $8,602.50
20240308-0016216

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL**
John Bass and Felicia Suzanne Woods Bass 3714 West End Avenue Nashville, TN 37205	John Bass and Felicia Suzanne Woods Bass 3714 West End Avenue Nashville, TN 37205	104-09-0-126.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOHN PATRICK MCKENNON, SINGLE,** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **JOHN BASS AND FELICIA SUZANNE WOODS BASS, A MARRIED COUPLE** ("Grantees" herein), their heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County**, **State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 35 feet of Lot No. 25 and the westerly 40 feet of Lot No. 27 of Block No. 7 in Richland Realty Company's First Subdivision, Division "A", of record in Plat Book 161, page 151, Register's Office for Davidson County, Tennessee.

Said plan shows said property divided into blocks, but does not show the blocks subdivided into small lots. According to a printed copy of an unregistered plan subdividing said blocks into small lots, said parts of said lots No. 25 and 27 front together 75 feet on the northerly side of West End Avenue and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to JOHN PATRICK MCKENNON, by deed from ROBERT G. SHULER, AN UNMARRIED MAN, of record in Instrument No. 20220422-0046484, dated April 14, 2022, said Register's Office.

Subject to any and all easements of record, not set forth herein.

This is improved property known as: 3714 West End Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their heirs and assigns, forever. And GRANTOR does covenant with said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his heirs and assigns, successors 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. The conveyance herein is subject to 2024 real property taxes and any easements, covenants and restrictions of record.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 7th day of March, 2024.

JOHN PATRICK MCKENNON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paul Sopr, a Notary Public of the State and County aforesaid, personally appeared **JOHN PATRICK MCKENNON** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 7th day of March, 2024.

Notary Public

My Commission Expires: 1/11/26

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$2,325,000.00.**

Affiant

Sworn to and subscribed before me this 7th day of March, 2024.

Notary Public

My Commission Expires: _____

TAMMY L. CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

True Copy Certification

I, **Tammy Carney,** 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 this the 7th day of March, 2024.

Tammy Carney
Affiant Signature
Date 3/7/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7 day of March, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

