Karen Johnson Davidson County
Batch # 1115134 DEEDWARR
03/26/2024 09:56:28 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20240326-0020857

This Instrument Prepared By and Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW24020

Send Tax Bills To:
Serena Hourigan
1101C Biltmore Drive
Nashville, Temmessee 37204

New Owner is:
Serena Hourigan
Steve and Lynne Hourigan
1101C Biltmore Drive
Nashville, Tennessee 37204

MAP/PARCEL: 131-12-0-059.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **James Robert Kelly and Evie Marie Kelly (f/k/a Evie Marie McLenon)**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Serena Hourigan an unmarried woman, and Steve Hourigan and Lynne Hourigan, husband and wife, all as Joint Tenants with Rights of Survivorship,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 1101C Biltmore Drive, Nashville, Tennessee 37204

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot 1-A, Resubdivision of Lot No. 14, Battery Park Subdivision, Zone Lot Division of Lots 1 and 2, as shown on Plat of record in Plat Book 6200, Page 243, amended in Plat Book 6900, Page 77, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

BEING the same property conveyed to James Robert Kelly and Evie Marie McLenon, both unmarried, as tenants in common with the right of survivorship, by Warranty Deed from Adam Abood and Carrie Abood, husband and wife, dated 6/7/2017 and recorded 6/9/2017 in Instrument No. 20170609-0057905, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 22nd day of March, 2024.

GRANTOR:

James Robert Kelly

Evie Marie Kelly
(f/k/a, Evie Marie McLenon)

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **James Robert Kelly and Evie Marie Kelly**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 22nd day of March, 2024.

NOTARY PUBLIC
My Commission Expires: 9-29-2025

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

SWORN TO and subscribed before me this 22nd day of March, 2024.

NOTARY PUBLIC
My Commission Expires: 9-29-2025

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.