Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1092

Karen Johnson Davidson County
Batch# 1120642 DEEDWARR
04/09/2024 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20240409-0024985

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy M. Kiernan and Jessica Nalbone, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Anna Ackley, unmarried woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Lot Number 1 on the Minor Plat, Addition No. 3, Riverwood Heights, as recorded in Instrument No. 20171013-0105218, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description thereof.

Being the same property conveyed to Timothy M. Kiernan and Jessica Nalbone, husband and wife, by Warranty Deed from William R. Hudson, a married man and Richard M. Scudder, a married man, of record in Instrument No. 20180316-0024933, in the Register's Office of Davidson County, Tennessee, dated March 13, 2018, and recorded on March 16, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2205 Demarius Drive, Nashville, TN 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Mary Anna Ackley 2205 Demarius Drive Nashville, TN 37216	Legacy Home Loans, LLC DBA Steadfast Mortgage 1036 Stearman Drive, Ste 6 White House, TN 37188	073-05-0-065.00

WITNESS THE EXECUTION HEREOF this 4th day of April, 2024.

Timothy M. Kiernan

Jessica Nalbone

State of Tennessee)
County of Davidson)

On this 4th day of April, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Timothy M. Kiernan and Jessica Nalbone, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. PRESTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 670,000.00.**

Affiant

Sworn and subscribed before me on this the 8th day of April, 2024.

Notary Public

My Commission Expires: _____

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

True Copy Certification

I, **Pam Autry,** 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 4th day of April, 2024.

Affiant Signature

Date 4/8/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8 day of April, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027