WARRANTY DEED

Karen Johnson Davidson County
Batch# 1132430 DEEDWARR
05/08/2024 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20240508-0033965

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th day of May, 2024

Brenda Shelby
Notary Public

MY COMMISSION EXPIRES:

(Affix Seal)

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 07-20-2027

C24-061

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolina Lopez	Same as New Owner	
217 Kennith Dr.		**06011000600**
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, **Marianna Mayes Andrews, an Unmarried Woman,**HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Carolina Lopez a Married Woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 217 Kennith Dr., Nashville, TN 37207. Said property is being described as follows:

Being in the 12th, formerly the 17th Civil District of said County and State, being Lot No. 58 on the Plan of Hillhurst Acres, Section 2, as of record in Book 2331, Page 70, Register's Office for said County.

Said Lot No. 58 fronts 161.65 feet on the Northerly side of Kennith Drive and extends back 208.8 feet on the Westerly line and 300.9 feet on the Easterly line to a dead line, measuring 184.7 feet thereon.

Being the same property conveyed to Everett L. Mayes and wife, Nellie W. Mayes by Warranty Deed from Robert L. Ireland and wife, Barbara E. Ireland, dated 09/22/1964, of record in Book 3817, Page 397, Register's Office for Davidson County, Tennessee.

The said Everett L. Mayes died on 09/11/1982, leaving the said Nellie W. Mayes the sole surviving tenant by the entirety.

The said Nellie W. Mayes died intestate on 07/01/2009, leaving the said Marianna Mayes Andrews as his/her sole heirs at law as evidenced in Affidavit of Heirship recorded in Instrument No. 20230308-0016688.

This Conveyance is made subject to 10-foot easement for public utilities along the Northerly and Easterly lines of premises, 40-foot building setback line from Kennith Drive, and conditions of owners certificate, as shown on plan of record in Book 2331, Page 70, Register's Office for said County; and to restrictive covenants contained in an instrument of record in Book 2449, Page 25, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX) Property, known as **217 Kennith Dr., Nashville, TN 37207**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 8th day of May, 2024.

Marianna Mayes Andrews by Barry Andrews ATTORNEY-IN-FACT
Marianna Mayes Andrews, by Barry Andrews, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On the day of **May** 8th, 2023, before me personally appeared **Barry Andrews** to me known to be the person who executed the foregoing instrument in behalf of **Marianna Mayes Andrews**, as her Attorney in Fact, and acknowledger the she executed the same as the free act and deed of the said **Marianna Mayes Andrews.**

Witness my hand and official seal this 8th day of May, 2024.

Commission Expires: 6-29-27

Rebecca Moss
Notary Public

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand, do hereby make oath that I am licensed attorney and/or 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 the law on May 8, 2024.

AFFIANT

DATE: May 8, 2024

STATE OF TENNESSEE

COUNTY OF SUMNER

SWORN to and subscribed before me this 8th day of May, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027