WARRANTY DEED

Karen Johnson Davidson County
Batch# 1138484 DEEDWARR
05/22/2024 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20240522-0038307

DANA MICHELLE WARSOP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No. DH-24-6586

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Jennifer Walls
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2024

Dana Michelle Warsop
Notary Public

MY COMMISSION EXPIRES: 3/2/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Faith Walls	Pinnacle Bank	
(NAME)	(NAME)	
420 Walton Lane, E20	150 3rd Avenue S. #1000	051-15-0A-020.00-CO
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37201	
(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, I/we, **John Sebastian Kennedy, married, and Leena George, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Faith L. Walls, unmarried woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. E-20 of the Quail Creek Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Quail Creek Condominiums, of record in Book 6328, Page 44, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Quail Creek Condominiums, as shown on Exhibit "C" on Pages 89-90 of the Master Deed of record in Book 6328, Page 44, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to John Sebastian Kennedy, married, and Leena George, married, as tenants in common by Warranty Deed from Louise C. Volpe, unmarried (50% interest) and Mary Volpe O'Saile, Ralph Paul Volpe, devisees of the Last Will and testment of Ronald Anthony Volpe and Janet Henne, and John R. Volpe, heirs at law of Richard G. Volpe of record in Instrument No. 20230622-0047616 Register's Office for Davidson County, Tennessee, dated June 22, 2023 and recorded on June 22, 2023.

This property was used for investment purposes only and is not subject to marital interest.

This is property more commonly known as 420 Walton Lane, E20, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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 my/our hand this 23rd day of May, 2024.

John Sebastian Kennedy by Leena G attorney in fac

John Sebastian Kennedy by Leena George, Attorney-In-Fact

Leena Gust

Leena George

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Leena George with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Attorney in Fact for John Sebastian Kennedy and that this instrument was executed on behalf of the said John Sebastian Kennedy for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202405220038306, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 16 day of May, 2024.

D. Hardwick

Notary Signature
My commission expires:

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16 day of May, 2024, before me personally appeared Leena George and Leena George, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16 day of May, 2024.

D. Hardwick

Notary Signature
My commission expires:

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Certificate of Authenticity

I, Tonya Loftin, 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 execute and authenticated according to law on May 16, 2024.

Date

Tonya Loftin

Affiant Signature

May 22, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22nd day of May, 2024.

Amanda Maynor

Notary Signature

AMANDA MAYNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

My Commission Expires: _____

Date