Karen Johnson Davidson County
Batch # 1139725 DEEDWARR
05/28/2024 10:22:14 AM 2 pgs
Fees: $13.00 Taxes: $2,941.50
20240528-0039302

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: LTL-21169-24

WARRANTY DEED

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $795,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2024

NOTARY PUBLIC

My commission expires: 10-4-2027

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kia Kenney 4605A Michigan Avenue Nashville, TN 37209	Same address as new owner	091-08-0-366.00

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED NINETY FIVE THOUSAND AND 00/100 Dollars ($795,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BRENNAN WILLIAM AERTS AND KHARA LORD AERTS, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KIA KENNEY, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8, in Block 2, on the Plan of East Extension of Plan No. 1, West Nashville, of record in Book 421, page 1, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brennan William Aerts and Khara Lord Aerts, husband and wife, from LMS Homes, LLC, by Warranty Deed dated March 31, 2017 and recorded April 11, 2017 in Instrument #20170411-0035338, said Register's Office. Corrected by Scrivener's Affidavit of record in Instrument #202203030-0024355 to reflect the correct Grantor.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: 4605A Michigan Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 24th day of May, 2024

GRANTOR(S)

Brennan William Aerts

Khara Lord Aerts

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Brennan William Aerts and Khara Lord Aerts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 24 day of May, 2024.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Notary Public

Jennifer L. Pennell

Printed Notary Name

My commission expires: _____