Karen Johnson Davidson County
Batch# 1153852 DEEDWARR
07/02/2024 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,546.60
20240702-0050032

Prepared By & Return To:
Tennessee Title Services LLC-Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-24-2977

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $418,000.00

Affiant

MARION L REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1st day of July, 2024

Notary Public

Commission Expires: 3/20/28

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kathalyn B. Kinnon and Peter Kinnon 135 Rio Vista Drive Nashville, TN 37115	New Owner	043-12-0-022-00

WARRANTY DEED

FOR AND IN 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,

Amanda Ruth Smith, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kathalyn B. Kinnon, an unmarried person and Peter Kinnon, a married person as joint tenants with right of survivorship

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:

Land in Davidson County, Tennessee, being Lot No. 12 on the Subdivision of Parts of Lots 6, 7, and 8 on the Plan of Anderson Estates, of record in Plat Book 1835, Page 121, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 100 feet on the westerly side of Rio Vista Drive and extends back between lines 400 feet to a dead line.

Being the same property conveyed to Amanda Ruth Smith, an unmarried woman by Warranty Deed from WPN, LLC of record in Instrument No. 20191009-0103396,

Register's Office for Davidson County, Tennessee, dated October 04, 2019 and recorded on October 09, 2019.

Ryan Christopher Slattery, spouse of grantor, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 135 Rio Vista Drive, Nashville, TN 37115

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 so 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.

Dated this the 1st day of July, 2024.

Amanda Ruth Smith

Ryan Christopher Slattery

STATE OF Worcester R&P MASSACHUSETTS
COUNTY OF Worcester

On this 1st day of July, 2024, before me personally appeared Amanda Ruth Smith and Ryan Christopher Slattery, 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 1st day of July, 2024.

Notary Signature
My commission expires: 2-7-2031

Raymond P Phillips
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
February 7, 2031

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 July 1, 2024 (date of document)

Regina Sullo

Affiant Signature

July 2, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 2nd day of July, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202407020050032