Name and Address of New Owner:
Shelissa C. Thomas
1301 Neelys Bend Road #73
Nashville, TN 37115

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
SAME AS OWNER

Karen Johnson Davidson County
Batch# 1202722 DEEDWARR
11/07/2024 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $769.60
20241107-0086937

Map & Parcel:
052 16 0A 073.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathan Allen Kennedy and Amelia Annette Kennedy, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Shelissa C. Thomas, unmarried person** hereinafter called the GRANTEE, her heirs, successors 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. H-73 of Neely's Bend Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Neely's Bend Condominium of record in Plat Book 5200, Page 200, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.
>
> BEING the same property conveyed by General Warranty Deed from Try Properties, a Tennessee general partnership to Jonathan Allen Kennedy and Amelia Annette Kennedy, husband and wife, recorded July 29, 2019, as Instrument No. 20190729-0074420 in Davidson County, Tennessee Register of Deeds.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is property known as: 1301 Neelys Bend Road, #73, 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 GRANTEE, her heirs, successors and assigns forever; and we do covenant with the said GRANTEE 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, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs, successors 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 hand this 6 day of November, 2024.

Jonathan Allen Kennedy

Amelia Annette Kennedy

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 6 day of Nov, 2024, before me personally appeared Jonathan Allen Kennedy and Amelia Annette Kennedy, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 6 day of Nov., 2024.

Notary Signature
My commission expires: 2/21/2024

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $208,000.00.

Affiant Signature

Subscribed and sown to before me, this the 6th day of November, 2024.

Notary Public
My Commission Expires: _____

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

Certificate of Authenticity

I, Drusilla Bryant, 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 11-6-24.

Affiant Signature

11-6-24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6th day of Nov, 24.

Notary's Signature

My Commission Expires: _____

Notary's Seal

VERNIKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026