Karen Johnson Davidson County
Batch# 1205079 DEEDWARR
11/13/2024 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20241113-0088480

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $525,000.00.

Affiant

Subscribed and sworn before me this the 12th day of November, 2024.

Notary Public
My commission expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Chase Brock and Jeanette Kassai 905 S. Woodstone Lane Nashville, TN 37211	Same	172-03-0A 089.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, THOMAS G. KENNY, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHASE BROCK, AN UNMARRIED MAN, AND JEANETTE KASSAI, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of The Woodlands, Phase I, Section I, of record in Book 6900, Page 498 and 499, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Said Lot No. 89 fronts 64.32 feet on the broken easterly margin of South Woodstone Lane and extends back 122.16 feet on the southerly line and 121.86 feet on the northerly line to a dead line in the rear, measuring 60.03 feet thereon.

Being the same property conveyed to Thomas G. Kenny, by Warranty Deed dated 05/10/1999, from Virginia L. Follis, unmarried, of record in Book 11475, Page 618, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 905 S. Woodstone Lane, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 12th day of November, 2024.

Thomas G. Kenny

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas G. Kenny, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of November, 2024.

My commission expires:

7/17/2028

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 12, 2024.

J. Carlton Drumwright

November 12, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 12, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY