HOLLINGSHEAD
TITLE & ESCROW

1720 WEST END AVENUE #403
NASHVILLE, TN 37203

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1213256 DEEDWARR
12/09/2024 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20241209-0095061

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 6th DAY OF December, 2024.

Nichole Dowling
Notary Public

MY COMMISSION EXPIRES:
12.7.2024

(AFFIX SEAL)

NICHOLE DOWLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-7-2024

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Maha Saleh	Maha Saleh	075-13-0-093.00
(NAME) 5017 Bonnaside Drive	(NAME) 5017 Bonnaside Drive	
(ADDRESS) Nashville, TN 37076	(ADDRESS) Nashville, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Sean Kennedy, a married man, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Maha Saleh, an unmarried woman , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 321 on the Plan of Hermitage Hills, Section 4 of record in Plat Book 2900, Page 136, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sean Kennedy, unmarried by Warranty Deed from Preston Penn, married of record in Instrument No. 20210617-0082083 Register's Office for Davidson County, Tennessee, dated June 11, 2021 and recorded on June 17, 2021.

Christina Kennedy, spouse of Sean Kennedy, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 5017 Bonnaside Drive, Nashville, TN 37076

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6 day of Dec, 2024

Sean Kennedy

Christina Kennedy

STATE OF TENNESSEE,
COUNTY OF Davidson

On this 6 day of December, 2024, before me personally appeared Sean Kennedy and Christina Kennedy, 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 6 day of December, 2024.

Notary Signature
My commission expires: My Commission Expires March 3, 2025

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202412090095061

Certificate of Authenticity

I, Kimberly Hollingshead, 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 12.6.2024.

Kimberly Hollingshead, Esq.

December 6, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th **day of** December, **2024.**

Nichole Dowling
Notary Signature

My Commission Expires: 12.7.2024

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-7-2024