WARRANTY DEED

Karen Johnson Davidson County
Batch# 1215751 DEEDWARR
12/12/2024 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20241212-0096607

File #24-PA-4064-P

(SEAL)

KATHERINE TONN NOTARY PUBLIC STATE OF WISCONSIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December, 2024.

Notary Public
MY COMMISSION EXPIRES: 5/23/2024

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christina Kennedy and Sean Kennedy	**New Owner**	
(NAME)	(NAME)	
4064 Farmingham Woods Drive		**087 05 0A 136.00**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

LORRAINE A. KROHN, A SINGLE WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

SEAN KENNEDY AND CHRISTINA M. KENNEDY, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 164 on the plan of FARMINGHAM WOODS, PHASE III (incorrectly shown as Phase II on prior deed), as shown by plat and survey of record in Plat Book 7900, Page 554, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lorraine A. Krohn, single woman, by Warranty Deed from Prime Investment Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20220110-0002442, in the Register's Office of Davidson County, Tennessee, dated December 29, 2021 and recorded on January 10, 2022.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FARMINGHAM WOODS, PHASE II , as recorded in Plat Book 7900, Page(s) 554.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY PLAT FARMINGHAM WOODS, as recorded in Plat Book 7900, Page 173.

*Declaration of Covenants, Conditions and Restrictions recorded in Book 8238, Page 176 and amended in Book 8351, Page 533 and supplemented in Book 8423, Page 784 (re-recorded in Book 8424, Page 426) and further amended in Book 8447, Page 635 and further supplemented in Book 8702, Page 528; Book 9006, Page 409 and Book 9006, Page 414.

*Easement for Right of Way, recorded in Book 5109, Page 445.

*Stormwater Detention Agreement as set forth in instrument recorded in Book 8199, Page 852.

*Charter for Farmingham Woods Homeowners Association recorded as Book 8245, Page 768.

*Common Open Space Deed recorded as Book 8245, Page 772 and corrected in Book 8310, Page 341.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 4064 Farmingham Woods Drive, Hermitage, TN 37076.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 9th day of December, 2024.

Lorraine A. Krohn

STATE OF ~~TENNESSEE~~ KT Wisconsin
COUNTY OF ~~DAVIDSON~~ KT Winnebago

On this 9th day of December, 2024, before me personally appeared Lorraine A. Krohn, 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 9th day of December, 2024.

Katherine Tonn
Notary Signature
My commission expires: 5/23/2025

KATHERINE TONN NOTARY PUBLIC STATE OF WISCONSIN

Certificate of Authenticity

I, Joshua A. Terry, 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 12/9/24.

Affiant Signature – Joshua A. Terry

12/12/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 12/12/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27