WARRANTY DEED

STATE OF Georgia
COUNTY OF Fulton

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $367,905.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 23rd DAY OF December, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/4/2027

(AFFIX SEAL)

TARA L. PIERCE NOTARY PUBLIC MY COMMISSION EXPIRES 09/04/2027 CHEROKEE COUNTY, GEORGIA

Karen Johnson Davidson County
Batch# 1220007 DEEDWARR
12/26/2024 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,361.25
20241226-0099823

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)
Douglas Eney	Douglas Eney	053-09-0B-131.00-CO
(NAME) 2160 Freeman Lane	(NAME) 2160 Freeman Lane	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(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, Michael E. Kennedy, a widow, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Douglas Eney , "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. 168 on the Plan of Section Six, Cumberland Station at Wilson camp of record in Plat at Instrument No. 20041027-0129152, 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 Michael E. Kennedy, a married man by Warranty Deed from Randall Phillips Homes, LLC of record in Instrument No. 20050705-0076920 Register's Office for Davidson County, Tennessee, dated June 29, 2005 and recorded on July 5, 2005.

The said Rhonda Lynn Kennedy having since died on July 26th,2023, vesting property to Michael E. Kennedy as the surviving tenant by the entirety.

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 2160 Freeman Lane, Madison, TN 37115

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 18th day of December, 2024.

Michael E. Kennedy

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18th day of December, 2024, before me personally appeared Michael E. 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 18th day of December, 2024.

Vanessa Cortner
Notary Signature
My commission expires: 05-08-2028

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Hailey Hodges 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 12-23-24 (date of document).

Affiant Signature

12-23-24
Date

State of Georgia

County of Fulton

Sworn to and subscribed before me this 23rd day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 9/4/2027

TARA L. PIERCE NOTARY PUBLIC MY COMMISSION EXPIRES 09/04/2027 CHEROKEE COUNTY, GEORGIA NOTARY'S SEAL