Karen Johnson Davidson County
Batch# 1224065 DEEDWARR
01/07/2025 09:08:30 AM 4 pgs
Fees: $23.00 Taxes: $1,080.40
20250107-0001189

File No: 2002455609

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
FENN E. TREHY, 2401 UNDERWOOD STREET, NASHVILLE, TN 37208

Tax Parcel Number: 081 14 0 168.00

WARRANTY DEED

KEITH TREHY married and joined by his spouse, **JULIA TREHY, ("Grantor"), of 1927** RIVERWOOD DRIVE, NASHVILLE, TN 37216, for and in consideration of $10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to **FENN E. TREHY**, unmarried, **("Grantee"), whose tax mailing address is** 2401 UNDERWOOD STREET, NASHVILLE, TN 37208, the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO 7 ON THE REVISED PLAN OF FISK PARK, OF RECORD IN BOOK 2331, PAGE 114, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO 7 FRONTS 54 FEET ON THE SOUTH SIDE OF UNDERWOOD STREET AND RUNS BACK 128.5 FEET ON THE WEST LINE AND 125 FEET ON THE EAST LINE, TO A DEAD LINE IN THE REAR MEASURING 72 FEET THEREON.

Assessor's Parcel No: 081 14 0 168.00
Property commonly known as: 2401 UNDERWOOD STREET, NASHVILLE, TN 37208

BEING THE SAME PROPERTY CONVEYED TO KEITH TREHY, A SINGLE PERSON FROM VICTORIA MITCHELL, A MARRIED WOMAN AND TRACY RANDOLPH, BY AND THROUGH HER CONSERVATOR BRENDA RANDOLPH, BY WARRANTY DEED DATED 08/02/2024, RECORDED 08/05/2024, DEED INSTRUMENT NO. 20240805-0059064, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on December 31, 2024:

KEITH TREHY

JULIA TREHY

STATE OF Tennessee

COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **KEITH TREHY** and **JULIA TREHY**, personally known to me, or has produced Driver License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 31st day of December, 2024.

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Vanessa Cortner
Notary Public
My Commission Expires: 05-08-2028

STATE OF Pennsylvania

COUNTY OF Allegheny

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $292,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant - Reyne Mahon

Subscribed and sworn to before me on this the 6th day of January, 20 25.

Notary Public

My Commission Expires: 5/4/2026

SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Allegheny County
My commission expires May 4, 2026
Commission number 1223847
Member, Pennsylvania Association of Notaries

Tennessee Certification of Electronic Document

I, Amy Cox, 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 12-31-24 (date of document).

Affiant Signature

01/02/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 02 day of JANUARY, 2025.

Notary's Signature

MY COMMISSION EXPIRES 12-14-2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
CHRISTINE MCCLURG - Notary Public
Allegheny County
My Commission Expires December 14, 2025
Commission Number 1411282