Karen Johnson
Batch # 1429212
06/08/2026 08:48:30 AM
Fees: $13.00 Taxes: $1,979.50

Davidson County
DEEDWARR
2 pgs

20260608-0051155

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$535,000.00** (Five Hundred Thirty Five Thousand).

Cydney Rae Jennings
AFFIANT

Subscribed to and sworn before me this 5th day of June, 2026.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/02/2028
DAVIDSON COUNTY
(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Cydney Rae Jennings & Giovanni Olvera 515 Avondale Park Blvd. Nashville, TN 37221-6638	Union Home Mortgage Corp.	141-05-0A-501.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EDWARD J. FEENEY AND JENNIFER LYNN FEENEY, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CYDNEY RAE JENNINGS, AN UNMARRIED WOMAN AND GIOVANNI OLVERA, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A 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. 501 on the Plan of Final Plat, Avondale, Phase 3, Section 1 of record in Plat at Instrument No. 20140728-0066971, 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 Edward J. Feeney and Jennifer Lynn Feeney, husband and wife by Warranty Deed from Meredith Smith and Aaron Hamilton Smith, wife and husband of record in Instrument No. 20220908-0100520 Register's Office for Davidson County, Tennessee, dated September 02, 2022 and recorded on September 08, 2022.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **515 AVONDALE PARK BLVD.** **NASHVILLE, TN 37221-6638**

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. Whenever 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, this 5th day of June, 2026

Edward J. Feeney

Jennifer Lynn Feeney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5th day of June, 2026, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Edward J. Feeney and Jennifer Lynn Feeney, husband and wife** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 5th day of June, 2026.

Notary Public

Commission Expires:

