Name and Address of New Owner:
Eric Steven Kennedy and Carrie Rowland
2210 Traemoor Village Way
Nashville, TN 37209

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 114070A06800CO

Karen Johnson Davidson County
Batch# 762519 DEEDWARR
11/29/2021 04:00:22 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20211129-0157474

WARRANTY DEED

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, **Linda D. Ribe, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eric Steven Kennedy and Carrie Rowland,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 68 on the Plan of Townhomes of Traemoor Village, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20070323-0035561; amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plat to the amendment in Instrument No. 20080808-0081934, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert J. Ribe and Linda D. Ribe, husband and wife by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20100802-0060595 Register's Office for Davidson County, Tennessee, dated July 30, 2010 and recorded on August 02, 2010. Robert J. Ribe having died April 9, 2019.

Return to:
Broker Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
JM-RMV-21-2210

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 2210 Traemoor Village Way, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of November, 2021.

Linda D. Ribe (SEAL)
Linda D. Ribe

STATE OF MS
COUNTY OF Harrison

On this 22nd day of November, 2021, before me personally appeared Linda D. Ribe, 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 22nd day of November, 2021.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 158612 JOSHUA REYER Commission Expires Oct. 23, 2023 HARRISON COUNTY

Notary Signature
My commission expires: 10/23/2023

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$445,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Linda D. Ribe
Affiant

STATE OF MS
COUNTY OF Harrison

Sworn to and subscribed before me this 22nd day of November, 2021.

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$445,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of November, 2021.

Notary Signature
My commission expires: 11-3-25

