WARRANTY DEED

George Ziadeh
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/12/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gore & Reynolds, PLLC
Stewart Title Company Tennessee Division, 121 First Ave S, Ste 230, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Allen E. Kennedy Sr. Primary Trust, under the trust agreement dated September 10, 2020	New Owner	104024B11400CO
(NAME)	(NAME)	
3412 Benham Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 774975 DEEDWARR
12/16/2021 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20211216-0166460

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 considerations, the receipt of which is hereby acknowledged, I/we **David E. Dewey and Pamela C. Dewey, Trustees of the David E. Dewey Revocable Trust dated June 8, 2016**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Allen E. Kennedy, Sr., Trustee of the Allen E. Kennedy Sr. Primary Trust, under the trust agreement dated September 10, 2020, a 61% undivided interest and Michelle Kennedy, a 39% undivided interest, as tenants in common**, hereinafter called the GRANTEE(S), his/her/their 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 Unit 114, Bristol West End, a condominium development, as established under Master Deed of record in Instrument No. 20070503-0053313, as amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113, Instrument No. 20151228-0130187, Instrument No. 20170316-0025728, Instrument No. 20170816-0083852, Instrument No. 20171208-0125448, Instrument No. 20180213-0014078, Instrument 201812140121640 , Instrument 201903180024128, Instrument 201906240060657 and Instrument 202103040028708, in the Register's Office for Davidson County, Tennessee ("RODC"), to which Master Deed reference is hereby made for a more particular description of said unit.
Being the same property conveyed to Andrea J. Dewey, unmarried and David E. Dewey, married and Pamela C. Dewey, married, as tenants in common with the right of survivorship by Warranty Deed from Bristol West End Ventures, Inc., a Tennessee Corporation, dated 06/25/2008 and recorded 07/11/2008, of record in Instrument 200807110071463, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David E. Dewey and wife, Pamela C. Dewey by Quitclaim Deed from Andrea J. Dewey, an unmarried woman, dated 07/15/2010 and recorded 07/27/2010, of record in Instrument 201007270058656, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles B. Reasor, Jr., Trustee by Quitclaim Deed from David E. Dewey, and wife, Pamela C. Dewey and the same property conveyed to David E. Dewey and Pamela C. Dewey, Co-

thereto. Covenants, conditions, easements and restrictions recorded in Instrument 200705030053313, and Amendment Declarations of record in Instrument 200706290077729, Instrument 200810160104201, Instrument 201011300095113, Instrument 201512280130187, Instrument 201703160025728, Instrument 201708160083852, Instrument 201712080125448, Instrument 201802130014078, Instrument 201812140121640, Instrument 201903180024128, Instrument 201906240060657 and Instrument 202103040028708, Register's Office for Davidson County, Tennessee, together with all amendments thereto. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances of recorded in Instrument 200406150070569, Register's Office for Davidson County, Tennessee. StormWater Detention Agreement of recorded in Instrument 200506030062976, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3000 Vanderbilt Place, Unit #114, Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 10th day of December, 2021.

David E. Dewey Revocable Trust dated June 8, 2016

By: David E Dewey Date: 12/10/21
David E. Dewey, as Trustee

By: Pamela C Dewey Date: 12/10/21
Pamela C. Dewey, as Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David E. Dewey and Pamela C. Dewey with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself/herself to be the Trustee of David E. Dewey Revocable Trust dated June 8, 2016, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of December, 2021.

Notary Public:
My Commission Expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 12/10/21.

Kimberly D Hicks
Affiant
Date: 12/10/21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 10th day of December, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON