(1)

Return To: Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 837571 DEEDWARRSP
04/11/2022 10:02:44 AM 6 pgs
Fees: $33.00 Taxes: $2,956.30
20220411-0041617

This instrument prepared by:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

SPECIAL WARRANTY DEED

Name & Address of New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel ID:
Marvel Family Partnership John Brian Kendrick, and Taryn Kendrick 820 Russleo Drive Nashville, TN 37209	New Owner	Parcel No. 103-2-65.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **TOMMY MCDOUGAL**, and wife, **KRISTI MCDOUGAL** (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **MARVEL FAMILY PARTNERSHIP**, a Tennessee general partnership, as to a 50% undivided interest (the "Entity Interest"), and **JOHN BRIAN KENDRICK** and **TARYN KENDRICK**, husband and wife, as to a 50% undivided interest (the "Entirety Interest"), the said Entity Interest and Entirety Interest, as they relate to each other, being held as tenants in common without the right of survivorship (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 7th day of April, 2022, but is effective as of the 7th day of April, 2022.

GRANTOR:

TOMMY MCDOUGAL

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Tommy McDougal, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained, by signing his name.

Witness my hand and official seal this 7 day of April, 2022.

My Commission Expires:

BRITTANY WOOD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-05-2024

Notary Public

KRISTI MCDOUGAL

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kristi McDougal, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein expressed and contained, by signing her name.

Witness my hand and official seal this 7 day of April, 2022.

My Commission Expires:

BRITTANY WOOD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-05-2024

Notary Public

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Williamson

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $799,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 7th day of April, 2022.

Hillary Torrence
NOTARY PUBLIC

My Commission Expires: 12/16/2024



Exhibit "A"

Legal Description of Property

Land located in Davidson County, Tennessee, being described as follows:

Being Lot No. 8 on the West Nashville Realty Company's Subdivision of Lots No. 20 of the C. C. Vernon Farm, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, May 2, 1946.

Beginning on the Easterly margin of White Bridge Road at the corner of lots Nos. 8 and 9; thence with the line between said two lots, Eastwardly 164.9 feet; thence Southwardly 72 feet; thence Westwardly 157 feet to the Easterly margin of White Bridge Road; thence Northwardly 69.5 feet to the beginning.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 5391, PAGE 349, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to TOMMY MCDOUGAL AND WIFE, KRISTI MCDOUGAL, by deed from ROBERT L. MCWRIGHT, A SINGLE PERSON, of record in Instrument No. 20150112-0003322, dated January 9, 2015, said Register's Office.

Exhibit "B"

Permitted Exceptions

1. Real estate taxes for the year 2022 and subsequent years, a lien not yet due and payable.
2. All matters that would be disclosed by an updated ALTA survey of the Property.
3. All easements, restrictions, and other documents of record.
4. Encroachment of building soffit at the Property onto adjacent Property.
5. Zoning, building codes, and other laws affecting the Property.