WARRANTY DEED

Karen Johnson Davidson County
Batch# 974805 **DEEDWARR**
02/28/2023 08:41:15 AM 3 pgs
Fees: $18.00 Taxes: $5,890.44

20230228-0013857

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,592,012.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Craig Dowling	New Owner	059-00-0-192.00
(NAME)	(NAME)	
199 Riverwood Dr.		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Kennedy Brothers Realty Partnership, a Tennessee general partnership,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Craig Dowling,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the Second Civil District of Davidson County, Tennessee, being Lot 1 on the Hahn Commercial Subdivision, as of record in Book 5190, Page 685, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the Northwesterly line of the former right-of-way of Rowan Drive (now closed) at a point in the Northerly line of Haynes Manor Subdivision, Section 4, of record in Book 4175, Page 90, Register's Office for Davidson County, Tennessee;

1. Thence, North 44 degrees 02 minutes 00 seconds West, 230.00 feet to an iron pin;

2. Thence, North 45 degrees 58 minutes 00 seconds East, 347.13 feet to an iron pin on the Southerly right-of-way, 35 feet from the centerline, of Whites Creek Pike;

3. Thence, with said Whites Creek Pike, South 43 degrees 54 minutes 49 seconds East, 205.05 feet to an iron pin;

4. Thence, leaving said Whites Creek Pike, with a curve to the right (having a central angle of 89 degrees 52 minutes 49 seconds, a radius of 25.00 feet, a tangent of 14.95 feet, and a chord bearing and distance South 01 degrees 01 minutes 35 seconds West, 35.32 feet) a distance of 39.22 feet to an iron pin on the Northwesterly right-of-way of said former Rowan Drive;

5. Thence, South 45 degrees 58 minutes 00 seconds West, 321.70 feet to the Point of Beginning, containing 79,651.292 square feet, or 1.829 acres.

Being the same property conveyed to Ronald A. Kennedy, Jr., and wife, Patricia Ann Kennedy, by Special Warranty Deed from Kenneth H. Morgan, Jr., and wife, Helena Jill Morgan, dated August 29, 2007, of record in Instrument No. 20070904-0105402 in the Register's Office of Davidson County, Tennessee. Ronald A. Kennedy, Jr., and wife, Patricia Ann Kennedy, both died testate on December 9, 2016; by Last Wills and Testaments of record in Docket Nos. MCCHDVPB17-3 and MCCHDVPB17-4, Clerk & Master's Office of Montgomery County, Tennessee, title to subject property was devised to Corey S. Kennedy and Travis Kennedy in equal shares. AND Being the same property conveyed to Kennedy Brothers Realty Partnership, a Tennessee general partnership, by Executor's Deed from Corey S. Kennedy, Executor of the Estates of Ronald A. Kennedy, Jr., and Patricia Ann Kennedy, dated July 6, 2017, of record in Instrument No. 20170807-0080653 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Book 5190, page 685; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2818 Whites Creek Pike, Nashville, TN 37207

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my/our hands this 15th day of February, 2023.

Kennedy Brothers Realty Partnership, a Tennessee
General Partnership

By: _____
Corey Kennedy, Partner

By: _____
Travis Kennedy, Partner

State of Tennessee
County of Montgomery

Personally appeared before me, a notary public in and for the state and county aforementioned, Corey Kennedy with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Partner of Kennedy Brothers Realty Partnership, a Tennessee general partnership and that he as such Partner executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Partner.

WITNESS my hand and official at 1:15pm Woodlawn, Tennessee seal this 15th day of February, 2023.

Jaida Manners
Notary Public
My Commission Expires: 4-18-26

JAIDA MANNERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

State of Tennessee

County of Montgomery

Personally appeared before me, a notary public in and for the state and county aforementioned, Travis Kennedy with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Partner of Kennedy Brothers Realty Partnership, a Tennessee general partnership and that he as such Partner executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Partner.

WITNESS my hand and official at 1:15pm Woodlawn, Tennessee seal this 15th day of February, 2023.

Jaida Manners
Notary Public
My Commission Expires: 4-18-26

JAIDA MANNERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

File No.: 37175