This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-1921-LV

Karen Johnson Davidson County
Batch# 1045236 DEEDWARR
09/01/2023 11:23:30 AM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20230901-0068760

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2023.

Notary Public
My Commission Expires: 2/7/25

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Katherine J. Short 896 Kipling Drive Nashville, TN 37217	Lower, LLC 8621 Robert Fulton Dr., Ste 150 Columbia, MD 21046	107 14 0 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Dennis J. Kennedy, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Katherine J. Short, an unmarried woman**, hereinafter called the Grantee(s), her 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. 60 on the Map of A Subdivision of the Temple O. Harris Farm, Miro Meadows, of record in Plat Book 1424, Pages 94 and 95, Register's Office for said County.

Said Lot fronts 85 feet on the North side of Kipling Drive and runs back between lines, 175 feet on the West line and 174.7 feet on the East line, to a dead line measuring 85 feet thereon.

Being the same property conveyed to Hoyt R. Kennedy and wife, Florene C. Kennedy, by Warranty Deed from Fidelity Homes, Inc., of record in Book 1759, Page 337, in the Register's Office of Davidson County, Tennessee, dated October 01, 1949 and recorded on October 05, 1949.
Being the same property conveyed to Florene C. Kennedy by final divorce decree of recorded in Book 4759, Page 848, register's Office for Davidson County, Tennessee.

Being the same property conveyed to Claude E. Taylor and wife Florence C. Taylor, by Quitclaim Deed from Donald L. Parrish, Trustee and also conveyed from Claude E. Taylor and wife Florence C. Taylor, of record in Book 4761, Page 919, in the Register's Office of Davidson County, Tennessee, dated November 03, 1973 and recorded on November 05, 1973. The said Claude E. Taylor died on August 31, 1978.

Being the same property conveyed to Dennis J. Kennedy, by Quitclaim Deed from Jeanne K. Parrish, Trustee and also conveyed from Florene C. Taylor, of record in Book 5631, Page 181, in the Register's Office of Davidson County, Tennessee, dated July 26, 1980 and recorded on July 31, 1980.

This Instrument executed on behalf of Dennis J. Kennedy ("Principal") by Melissa Cheatham pursuant to the Power of Attorney of record in Instrument Number 202309010068759, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **896 Kipling Drive, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the

Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2023.

GRANTOR:

Dennis J. Kennedy by Melissa Cheatham, his attorney in fact

Dennis J. Kennedy by Melissa Cheatham, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Melissa Cheatham the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Dennis J. Kennedy ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 31st day of August, 2023.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

EXHIBIT "A"
TO Warranty Deed
From: Dennis J. Kennedy
To: Katherine Short

STATE OF TENNESSEE
COUNTY OF Wilson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Melissa D. Cheatham
Affiant

WITNESS my hand and seal at office this 31st day of August, 2023.

Notary Public
My Commission Expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Dana L Thomas, do hereby make oath that I am a licensed attorney and/or the 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 this 31st day of August, 2023

Dana L Thomas

Dated 9-1-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Dana Thomas who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 1st day of September August, 2023

My commission expires: 12-18-2023

Sheri Engel
Notary Public

