This instrument prepared by:
Mark W. Honeycutt II
Studio Title, Inc.
20 Music Circle East
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1050709 DEEDWARR
09/15/2023 03:10:42 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50

20230915-0072692

State of TN
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me a notary public, this 14th day of September, 2023.

Notary Public

My commission expires: 5-3-27

MARK W. HONEYCUTT II
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

WARRANTY DEED

Name & Address of New Owner:	Send Tax Bills To:	Map/Parcel IDs:
Robert A. Kennedy 4505 Harding Pike, Unit 61W Nashville, TN, 37205	Same	116-03-0A-060.00

THIS INDENTURE, made and entered into this **14th** day of **September, 2023**, by and between **ERIC H. GRINDELAND AND WIFE, MARTHA J. GRINDELAND**, party of the first part, and **ROBERT A. KENNEDY, UNMARRIED**, party of the second part,

WITNESSETH: That for and in consideration of TEN DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit No. 61W, on the Plan of Royal Oaks Tower, Condominium Apartments, of record in Plat Book 4460, page 189, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Royal Oaks Towers, a horizontal property regime established by Master Deed of record in Book 4710, page 901, amended in Book 4798, page 813, Instrument No.

20070124-0009971, Instrument No. 20200311-0027456 and Instrument No. 20200820-0094307, Register's Office.

Being the same property conveyed to ERIC H. GRINDELAND AND WIFE, MARTHA J. GRINDELAND, by deed from MARY H. CAMPBELL, UNMARRIED, of record in Instrument No. 20120404-0028778, dated March 30, 2012, said Register's Office.

This conveyance is made subject to all matters of record.

This is improved property known as **4505 Harding Pike, Unit 61W, Nashville, TN, 37205**.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the afore described real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

By: _____
ERIC H. GRINDELAND, as Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **ERIC H. GRINDELAND**, as Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who is authorized by to execute this instrument.

WITNESS my hand, at office, this 14 day of September, 2023.

_____
Notary Public

My commission expires: 3·3·25



By: _____
MARTHA J. GRINDELAND, as Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, **MARTHA J. GRINDELAND**, as Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who is authorized by to execute this instrument.

WITNESS my hand, at office, this 14 day of September, 2023.

_____
Notary Public

My commission expires: 3·3·25

