Karen Johnson Davidson County
Batch# 1072413 DEEDWARR
11/16/2023 10:08:30 AM 12 pgs
Fees: $63.00 Taxes: $2,220.00
20231116-0089346



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $600,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of November, 2023.

Notary Public

My Commission Expires: 7/6/2026

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
Rhythm Development 401K Jeff Kendig P.O. Box 160162 Nashville, TN 37216	042-00-0-004.00	New Owner P.O. Box 160162 Nashville, TN 37216

WARRANTY DEED

THIS INDENTURE made and entered into this 9th day of November, 2023, by and between **CHARLES WINFREY MOORE, JUANITA SWING SIRCY, LUZ MARIA SWING, ROSEMARY SWING, DWIGHT JUNIOR PENNINGTON, LINDA MOORE MAGGART, AND STEVEN H. MOORE** (hereinafter referred to as the "Grantor"), and **RHYTHM DEVELOPMENT 401K AND JEFF KENDIG, A MARRIED MAN** (hereinafter referred to as the "Grantee").

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED THOUSAND AND NO DOLLARS($600,000.00), cash in hand paid by the Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Grantor has bargained and sold, and by these presents does hereby bargain, sell, convey and confirm unto Grantee, its successors and assigns, that certain real property, lying and being in the County of Davidson, State of Tennessee (the "Property"), and more particularly described as follows:

LEGAL DESCRIPTION IS ATTACHED AS EXHIBIT "A"

This is unimproved property located at: 3997 Dickerson Pike, Nashville, TN 37207

This property is not a primary residence of the Grantor and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

TO HAVE AND TO HOLD, the Property, together with all the appurtenances, estate, title, interest, and hereditaments thereto belonging to Grantee, its successors and assigns forever. Grantor does covenant with the Grantee that the Grantor is lawfully seized and possessed of the said Property in fee simple; that the Grantor has a good right to convey the Property; and that the Property is free from all liens, claims and encumbrances except real property taxes to be assessed for the year 2024 and subsequent years; and that the Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 9th day of November, 2023.

[THE REMAINDER OF THE PAGE WAS INTENTIONALLY LEFT BLANK]

GRANTOR:

By: Charles Winfrey Moore
Charles Winfrey Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles Winfrey Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 9th day of November, 2023.



Notary Public
My Commission Expires: 11-6-2024

GRANTOR:

By: _____
Juanita Swing Sircy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Juanita Swing Sircy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 9th day of November, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 11-6-2024

GRANTOR:

By: _____
Luz Maria Swing

STATE OF FLORIDA)
COUNTY OF Pasco)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Luz Maria Swing, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 6th day of November, 2023.

SABRINA CALIGIURI
Notary Public, State Of Florida
Commission No. HH 244714
My Commission Expires: 3/24/2026

_____
Notary Public
My Commission Expires: 3-24-2026

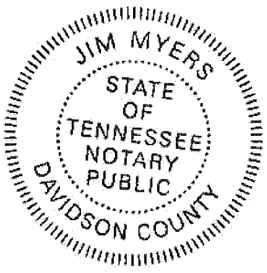
GRANTOR:

By: Rosemary Swing
Rosemary Swing

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rosemary Swing, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 9th day of November, 2023.



Notary Public
My Commission Expires: 11-6-2024

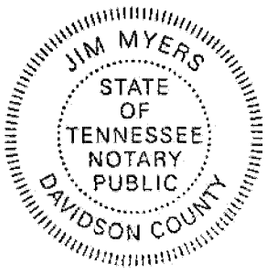
GRANTOR:

By: _____
Dwight Junior Pennington

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dwight Junior Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 9th day of November, 2023.



_____
Notary Public
My Commission Expires: 11-6-2024

GRANTOR:

By: _____
Linda Moore Maggart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Linda Moore Maggart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 9th day of November, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 11-6-2024

GRANTOR:

By: _____
Steven H. Moore

STATE OF ALABAMA)
COUNTY OF Madison)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven H. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 8 day of November, 2023.

DANA LEIGH THAMES SMITH
Notary Public
Alabama State at Large

_____
Notary Public
My Commission Expires: 6/8/24

EXHIBIT "A"
LEGAL DESCRIPTION

A tract or parcel of land in the 11th Civil District of Davidson County, Tennessee, being Lot Number Two (2) of the subdivision of lands of Mrs. Anna Buscher, a plan of which is of record in Book 843, Page 100, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description.

Included in the above legal description but specifically excluded is a portion of property conveyed to Charles Bryant Moore and wife, Mamie Kemper Moore, of record in Book 1198, Page 78, Register's Office for Davidson County, Tennessee.

Being a portion of the same property decreed to Pattie Busher Kemper by Decree from R.B.C. Howell, Chancellor, in Minute Book 137, Page 128, February 13, 1936, of the Chancery Court of Davidson County, Tennessee.

The said Patti Busher Kemper a/k/a Pattie A. Kemper a/k/a P.A. Kemper a/k/a Pattie Ann Kemper died testate on February 28, 1960, a resident of Davidson County, Tennessee. She was predeceased by her husband, George W. Kemper aka G.W. Kemper on May 30, 1931. Pursuant to the Affidavit of Heirship recorded in Instrument No. 20231102-0086039, Register's Office for Davidson County, Tennessee, Patti Busher Kemper a/k/a Pattie A. Kemper a/k/a P.A. Kemper a/k/a Pattie Ann Kemper was survived by her four daughters Annie Marie Kemper a/k/a Marie Kemper Wheeler, Nellie Maude Kemper a/k/a Nellie K. Ellis, Mamie Bell Kemper a/k/a Mamie K. Moore and Ada Kemper a/k/a Ada Kemper Swing. Her will was never probated and is attached to the aforementioned Affidavit of Heirship.

The said Ada Kemper Swing died intestate on September 27, 1979. Her husband, Grover Ramon Swing aka G. Ramon Swing predeceased her having died on January 6, 1972. There were five children born during the marriage, Juanita Louise Swing n/k/a Juanita S. Sircy, Evelyn Jeanne Swing n/k/a Jeanne S. Pennington a/k/a Evelyn Jeanne Pennington, James Edward Swing, Robert Elwin Swing, who died as an infant on February 6, 1950, and George Ramon Swing. Pursuant to the Affidavit of Heirship record in Instrument No. 20231102-0086040, Register's Office for Davidson County, Tennessee, Ada Kemper Swing was survived by her two daughters Juanita Louise Swing n/k/a Juanita S. Sircy and Evelyn Jeanne Swing n/k/a Evelyn Jeanne Pennington, and her two sons James Edward Swing and George Ramon Swing.

The said Annie Marie Kemper a/k/a Marie Kemper Wheeler died intestate on December 2, 1984. Her husband, Harvey Lee Wheeler, predeceased her having died on Augusts 31, 1983. There were no children, born or adopted, during the marriage or otherwise. Pursuant to the Affidavit of Heirship recorded in Instrument No. 20231102-0086041, Register's Office for Davidson County, Tennessee, Annie Marie Kemper a/k/a Marie Kemper Wheeler was survived by her two sisters Nellie K. Ellis and Maie Bell Moore, her two nieces Juanita S. Sircy and Evelyn Jeanne Swing, and her two nephews James Edward Swing and George Ramon Swing.

The said Mamie Bell Moore a/ka/ Mamie Bell Moore a/k/a Mamie K. Moore died intestate on October 5, 1995. Her husband, C. Bryant Moore, predeceased her having died on February 22, 1984. There were two children born of the marriage, Charles Winfrey Moore and William Herschel Moore. There

were no other children, born or adopted, during the marriage or otherwise. Pursuant to the Affidavit of Heirship recorded in Instrument No. 20231102-0086042, Register's Office for Davidson County, Tennessee, Mamie Bell Moore a/ka/ Mamie Bell Moore a/k/a Mamie K. Moore was survived by her two sons Charles Winfrey Moore and William Herschel Moore.

The said Nellie Maude Kemper Ellis a/k/a Nellie K. Ellis died intestate on May 28, 1999. Her husband, Clarence E. Ellis, predeceased her having died on July 1, 1986. There were no children, born or adopted, during the marriage or otherwise. Pursuant to the Affidavit of Heirship recorded in Instrument No. 20231102-0086043, Register's Office for Davidson County, Tennessee, Nellie Maude Kemper Ellis a/k/a Nellie K. Ellis was survived by her two nieces Juanita S. Sircy and Evelyn Jeanne Swing and her four nephews James Edward Swing, George Ramon Swing, Charles Winfrey Moore and William Herschel Moore.

The said William Herschel Moore, a single person died testate on May 22, 2000. During his lifetime, he was married to Martha Elizabeth Moore a/k/a Martha H. Moore but was since divorced. There were two children born of the marriage, Linda Darlene Moore n/k/a Linda M. Maggart and Steven Herschel Moore. The said Martha H. Moore, Linda Moore Maggart and Steven H. Moore were named as the beneficiaries under the Last Will and Testament of William Herschel Moore, of record in Docket No. 2000P-186, Chancery Probate Court of Sumner County, Tennessee.

The said Martha H Moore a/k/a Martha Head Moore died testate on July 8, 2022, naming Linda Moore Maggart and Steven Herschel Moore as the beneficiaries of her estates pursuant to the Last Will and Testament of record in Docket No. 22P1349, Probate Court for Davidson County, Tennessee. There were no other children, born or adopted, during the marriage or otherwise.

The said George Ramon Swing died testate on September 15, 2008, leaving Rosemary Swing as sole beneficiary of his Last Will and Testament as filed and approved by Muniment of Title in Docket No. 23PR-465 Probate Court of Sumner Couty, Tennessee. Order of Probate of record in Instrument No. 20230920-0074012 Register's Office for Davidson County, Tennessee. Probated Last Will and Testament of record in Instrument No. 20230920-0074013 Register's Office for Davidson County, Tennessee.

The said Evelyn Jeanne Pennington died testate on January 24, 2020, leaving Dwight Junior Pennington as sole beneficiary of her Last Will and Testament as filed in Docket No. P-3273, Probate Court for Cheatham County, Tennessee.

The said James Edward Swing died testate on December 29, 2022, leaving Luz Maria Swing as the sole beneficiary of his Last Will and Testament as filed and approved by Muniment of Title in Docket No. 23P1247 Probate Court of Davidson County, Tennessee. Order of Probate of record in Instrument No. 20230810-0062197 Register's Office for Davidson County, Tennessee. Probated Last Will and Testament of record in Instrument No. 20230810-0062198 Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **November 9, 2023**.

Date

Affiant Signature

November 16, 2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **16th** day of **November**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024
Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026