WARRANTY DEED

Karen Johnson
Batch # 1088782
01/05/2024 10:04:38 AM
Fees: $13.00 Taxes: $1,535.50

Davidson County
DEEDWARR
2 pgs

20240105-0001115

BS-ER-23-340

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elevated Development Group LLC	**New Owner**	
(NAME)	(NAME)	**119-04-0-089.00**
340 Lawndale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217-2341		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TERREE KENNEDY, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELEVATED DEVELOPMENT GROUP LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 118 on the Plan of Glencliff Estates, Section 3 of record in Plat Book 1424, Page 1, in the Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the southerly margin of Lawndale Drive at the comer of Lots Nos. 118 and 119; thence with the line between said lots southwardly 230.1 feet to the comer of Lots. Nos. 117 and 118; thence with the line between said lots westwardly 227.2 ft. to the easterly margin of Thompson Lane; thence with said Lane northwardly 204.9 feet to the beginning of a curve; thence around said curve with a radius of 25 feet in a northeasterly direction 39.3 feet to the southerly margin of Lawndale Drive; thence with said Drive eastwardly 196.7 feet to the beginning.

Being the same property conveyed to Ada Frances Perry and Russell Simpson Perry, Jr. and Mary Austin Perry by Warranty deed from Hugh Brewer of record in Book 3889, page 605, Register's Office for Davidson County, Tennessee, dated April 29, 1965 and recorded on May 11, 1965.

Mary Austin Perry having since died on April 12, 1991.

Russell Simpson Perry, Jr. having since died on December 13, 1994.

The interest of Mary Austin Perry and Russell Simpson Perry, Jr. vested in Terree Ann-Marie Kennedy Jr. and Tazzel Malik Kennedy according to "Order Granting Default Judgment Against Respondents All Unknown Heirs And Descendants Of Russell Simpson Perry, Jr. And All Unknown Heirs And Descendants Of Mary Austin Perry Only" in Docket No: 23-0421-II In The Chancery Court for Davidson County, Tennessee and subsequently recorded in Instrument Number 20231116-0089541 in the Register's Office for Davidson County, Tennessee.

Ada Frances Perry having since died on December 28, 2010, leaving a Last Will and Testament filed in the Probate Office of Maury County, Tennessee, filed in Will Book 49, page 148 and Recorded in Book R2260 Page 645 in the Registers Office for Maury County, Tennessee. Her interest in the property vested at death in Mary L. Smith as Devisee under the aforementioned duly probated Last Will and Testament of Ada Frances Perry.

Being the same property conveyed to Mary L. Smith by Executor's Quitclaim deed from William H. Dale, Jr., Executor of the Estate of Ada Frances Perry of record in Instrument No. 20110308-0018615 Register's Office for Davidson County, Tennessee, dated March 7, 2011 and recorded on March 8, 2011.

Mary L. Smith aka Mary Rankins Smith having since died intestate on January 5, 2019. Probate estate is being administered in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket

No. 19P325.

Mary L. Smith's (aka Mary Rankins Smith) interest in said property vested in her sole heir at law, Tatiana J. Kennedy, as evidenced by Affidavits of Heirship of record in Instrument Number 20240105 0001111 and Instrument Number 20240105 0001113 in the Register's Office for Davidson County, Tennessee .

Further, being the same property conveyed to Tatiana J. Kennedy by Quitclaim deed from Tatiana J. Kennedy and Karen Rankins, Co-Administrators of the Estate of Mary Rankins Smith of record in Instrument No. 20190627-0062272, as corrected by Scriveners Affidavit of record in Instrument No. 20191010-0103746 Register's Office for Davidson County, Tennessee, dated June 19, 2019 and recorded on June 27, 2019.

Tatiana J. Kennedy having since died intestate on July 18, 2022. Her interest in the property vested in her heirs at law, Terree Kennedy and Tazzel Malik Kennedy, as evidenced by Affidavits of Heirship recorded in Instrument No. 20230113-0003041 and Instrument No. 20240105 0001112, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 1, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainagee of record in Book 4199, Page 721, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **340 Lawndale Drive, Nashville, Tennessee 37217-2341**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 3rd DAY OF JANUARY, 2024.

Terree Kennedy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERREE KENNEDY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of January, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212