RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Karen Johnson
Batch # 1104408
02/26/2024 09:21:05 AM
Fees: $13.00 Taxes: $4,070.00

Davidson County
DEEDWARR
2 pgs

20240226-0012792

JAMES A. WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,100,000.00**.

Affiant

Subscribed and sworn to before me, this the 23rd day of February, 2024.

Notary Public

My commission expires: 11-8-27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jami Mann **Robert Stuchbury**	owners	**Map 116-07-0 Parcel 072.00**
310 Lynnwood Blvd.		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Martha M. Kennedy, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jami Mann and Robert Stuchbury, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the southerly half of Lot No. 26 on the Plan of Royal Oaks Land Company's Subdivision of The Baker Tract, as of record in Book 421, Pages 102 and 103, Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 26 fronts 100 feet on the easterly side of Lynnwood Boulevard and runs back between parallel lines 200 feet to the westerly line of Lot No. 25.

Being the same property conveyed to David L. Kennedy and wife, Martha M. Kennedy by Warranty Deed dated August 19, 1988, from Margaret H. Hearn, a widow, of record in Book 7633, Page 282, Register's Office for Davidson County, Tennessee. The said David L. Kennedy having since died on January 31, 2020, the property was vested in Martha M. Kennedy as the surviving tenant by the entirety.

This instrument is being executed on behalf of Martha M. Kennedy, pursuant to a Power of Attorney executed by her on the 22nd day of June, 2023, of record in Instrument No. 20240226-0012791, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 421, Page 102 & 103, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; 2)Restrictive Covenants contained in instrument of record in Book 739, Page 207, Register's Office for Davidson County, Tennessee; 3) Charter of Bengal Investments, L. P., of record in Instrument No. 20031017-0154110, Register's Office for Davidson County, Tennessee; 4) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **310 Lynnwood Blvd., Nashville, TN 37205**

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 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 hand(s) this 23rd day of **February, 2024.**

Martha M. Kennedy by Tandy M. Jarvis, Attorney-in-Fact

Martha M. Kennedy by Tandy M. Jarvis,
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of February, 2024, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Tandy M. Jarvis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for Martha M. Kennedy and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Martha M. Kennedy, for the purpose therein contained, by signing the name of Martha M. Kennedy, by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of February, 2024.

M Boyd

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON