WARRANTY DEED

Karen Johnson Davidson County
Batch# 1164342 DEEDWARR
07/30/2024 02:24:30 PM 4 pgs
Fees: $23.00 Taxes: $4,440.00
20240730-0057698

JM-EXT-24-846A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/15/26 (AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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)
Rudy Kessinger **Belinda Pelicci**	**NEW OWNER**	
(NAME) **846 A Kirkwood Avenue**	(NAME)	**118-02-3A-001.01-CO**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(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, **SHARON B. TILLMAN, RUSSANNE L. BUCHI-FOTRE', AND ERNEST RUSSELL BUCHI, JR. AS TRUSTEES OF THE KEBU TRUST AND SHARON B. TILLMAN, LANELL B. PADGETT, RUSSANNE L. BUCHI-FOTRE', AND ERNEST RUSSELL BUCHI, JR. CO-TRUSTEES OF SEASCAPE TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RUDY KESSINGER, AN UNMARRIED MAN, AS TO AN UNDIVIDED 85% INTEREST, AND AND BELINDA PELICCI, AN UNMARRIED WOMAN, AS TO AN UNDIVIDED 15% INTEREST, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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 Unit No. 846A on the plan of HOMES AT 846 KIRKWOOD AVENUE, A Horizontal Property Regime With Private Elements established and of record in Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20220630-0076168, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Erban Realty Company by Warranty deed from Katherine L. Colson of record in Book 8690, page 377, Register's Office for Davidson County, Tennessee, dated July 31, 1992 and recorded on July 31, 1992.

Erban Realty Company was a sole partnership of E. R. Buchi, Sr.. The said E. R. Buchi, Sr. died testate devising said property to the Restated Revocable Trust of E. R. Buchi, Sr., dated October 27, 1998 in his Last Will and Testament of record in Docket No. 00P-882, Probate Division of the Circuit Court for Davidson County, Tennessee.

Being a portion of the same property conveyed to Sharon B. Tillman, Russanne L. Buchi-Fotre' and Ernest Russell Buchi, Jr. as Trustees of the Kebu Trust, an undivided one-half (1/2) interest and Sharon B. Tillman, Lanell B. Padgett, Russanne L. Buchi-Fotre' and Ernest Russell Buchi, Co-Trustees of the Seascape Trust, an undivided one-half (1/2) interest by Quitclaim deed from James A. Tillman, Successor Trustee of the Restated Revocable Trust of E. R. Buchi, Sr., dated October 27, 1998 of record in Instrument No. 20001222-0125671, Register's Office for Davidson County, Tennessee, dated December 22, 2000 and recorded on December 22, 2000.

This conveyance is subject to:
- Plan of record in Plat Book 3106, Page 124, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20220630-0076168, 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: **846 A Kirkwood Avenue, Nashville, Tennessee 37204**.

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 25th DAY OF JULY, 2024.

Kebu Trust

BY: _____
Sharon B. Tillman
Trustee

BY: _____
Russanne L. Buchi-Fotre'
Trustee

BY: _____
Ernest Russell Buchi, Jr.
Trustee

Seascape Trust

BY: _____
Sharon B. Tillman
Trustee

BY: _____
Lanell B. Padgett
Trustee

BY: _____
Russanne L. Buchi-Fotre'
Trustee

BY: _____
Ernest Russell Buchi, Jr.
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHARON B. TILLMAN, TRUSTEE of KEBU TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th of July, 2024.

_____
Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUSSANNE L. BUCHI-FOTRE', TRUSTEE of KEBU TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th of July, 2024.

_____
Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERNEST RUSSELL BUCHI, JR., TRUSTEE of KEBU TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th of July, 2024.

_____
Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHARON B. TILLMAN, TRUSTEE of SEASCAPE TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th of July, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LANELL B. PADGETT, TRUSTEE of SEASCAPE TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th of July, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUSSANNE L. BUCHI-FOTRE', TRUSTEE of SEASCAPE TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th of July, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERNEST RUSSELL BUCHI, JR., TRUSTEE of SEASCAPE TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th of July, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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

Certificate of Authenticity

I, Joshua A. Terry, 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 7/25/2024.

Affiant Signature – Joshua A. Terry

7/30/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/30/2024.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON