Prepared by: Record and Return To Chapman and Associated Title, Inc 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $893,000.00. Affiant Subscribed and sworn to before me, this the 13th day of August, 2024. Notary Public My Commission Expires: _____ (AFFIX SEAL)

Karen Johnson
Batch # 1168997
08/14/2024 09:48:22 AM
Fees: $13.00 Taxes: $3,304.10

Davidson County
DEEDWARR
2 pgs

20240814-0061860

STATE OF TENNESSEE NOTARY PUBLIC ROSENTHAL DAVIDSON COUNTY My Commission Expires 06-09-2026

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows: Weston Cargen and Rachel Thames	Send Tax Bills to: NEW OWNER	Map-Parcel No.(s): 072-04-0-001.02
3704 Kennedy Avenue		
Nashville, TN 37216		

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, I,

Jennifer Kerfoot, an unmarried woman

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

Weston Cargen and Rachel Thames, joint tenants with right of survivorship

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

LAND in Davidson County, Tennessee, being parts of Lots 202 and 203 on the plan of Inglewood Place, as of record in Book 332, Page 101, in the Register's Office of Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a point on the Easterly margin of Kennedy Avenue; Thence South 80 degrees 02 minutes 24 seconds East, 98.2 feet to a point; Thence North 46 degrees 46 minutes 20 seconds East, 37.0 feet to a point; Thence North 45 degrees 00 minutes 50 seconds West, 30.0 feet to a point; Thence North 51 degrees 26 minutes 34 seconds West,110.4 feet to a point; Thence South 09 degrees 20 minutes 01 seconds West, 99.7 feet to the point of beginning; containing 0.17 acres, more or less.

BEING the same property conveyed to Jennifer Kerfoot, an unmarried woman, by Warranty

Deed from M Square, LLC, dated 7/29/2022 and recorded 8/8/2022 in Instrument No. 20220808-0089937, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to: Sanitary Sewer and/or Storm Drainage Easements of record in Book 4268, Page 990 and Book 4847, Page 878; All matters shown on prior plat of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3704 Kennedy Avenue, Nashville, TN 37216

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, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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 9th day of August, 2024.

Jennifer Kerfoot

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Jennifer Kerfoot, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of August, 2024.

Notary Signature
My commission expires: 9/21/2024

ANGIE VALENTINI-SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY