BOX 10-A

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-4065-TM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of August, 2024.

Notary Public
My Commission Expires:

DAWN MICHELLE OSBORNE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2025

Karen Johnson Davidson County
Batch # 1174974 DEEDWARR
08/28/2024 10:14:42 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20240828-0066073

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Vanessa Kennedy 8036 Boone Trce Nashville, TN 37221	New Owner	126 15 0A 225.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Laura Gregory and Adam Gregory, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Vanessa Kennedy, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 203 on the plan of SECTION FIVE, BOONE TRACE AT BILTMORE, as shown by plat of record in Plat Instrument No. 20000622-0062086, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Laura Gregory and Adam Gregory, joint Tenants, by Warranty Deed from Andrew Smith and Alyssa Stevens, husband and wife, of record in Instrument No. 20170428-0042031, in the Register's Office of Davidson County, Tennessee, dated April 25, 2017 and recorded on April 28, 2017.

This is improved property located at: **8036 Boone Trce, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 we do covenant with 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of August, 2024.

GRANTOR:

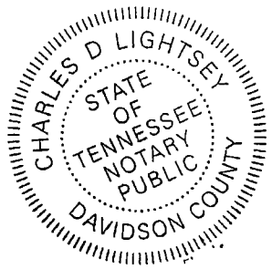
Adam Gregory

Laura Gregory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Adam Gregory and Laura Gregory, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of August, 2024.



Notary Public
My Commission expires: 3/3/26