Karen Johnson Davidson County
Batch# 1197485 DEEDWARRSP
10/24/2024 08:04:30 AM 6 pgs
Fees: $33.00 Taxes: $3,145.00
20241024-0082511

SPECIAL WARRANTY DEED

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October, 2024.

Notary Public

MY COMMISSION EXPIRES: 9-8-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law, 214 2nd Ave North, Ste 205, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
White Bridge 316, LLC	Same	103-2-65.00
(NAME) 8112 Moores Lane		
(ADDRESS) Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

KENMAR, LLC
A Tennessee limited liability company

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

WHITE BRIDGE 316, LLC
A Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS; TO-WIT:

See Attached Exhibit A

THIS CONVEYANCE IS SUBJECT TO:

See Attached Exhibit B

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantee, its successors and assigns forever, and except as to the exceptions set forth in this instrument, Grantor does hereby bind itself and Grantors' successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantees, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise. 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.

Signature Page to Follow

Witness my hand this 15 day of October, 2024.

KENMAR, LLC
A Tennessee limited liability company

B y: Marvel Family Partnership

By: Jeffrey B. Marvel
Name: Jeffrey B. Marvel
Title: Partner

State of Tennessee)
County of DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jeffrey B. Marvel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the general partner of Marvel Family Partnership, a Tennessee General Partnership, the authorized member of Kenmar, LLC, a Tennessee limited liability company, the within named Grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company for the purpose therein contained, by personally signing the name of the partnership as its authorized member of Kenmar, LLC a Tennessee limited liability company.

Witness my hand, at office, this 15 day of October 2024.

Kristi Tinin-Hodge
Notary Public

KRISTI TININ-HODGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
05/03/2027

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 8, as shown on the map entitled West Nashville Realty Company's Subdivision of Lots No. 20 of the C.C Vernon Farm, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, May 2, 1946. to which plan reference is hereby made for a more complete and accurate property description.

Beginning on the Easterly margin of White Bridge Road at the corner of Lots Nos 8 and 9; thence with the line between said two lots, Eastwardly 164.9 feet; thence Southwardly 72 feet; thence Westwardly 157 feet to the Easterly margin of White Bridge Road; thence Northwardly 69.5 feet to the beginning.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 5391, PAGE 349, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to MARVEL FAMILY PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, AS TO A 50% UNDIVIDED INTEREST, AND JOHN BRIAN KENDRICK AND TARYN KENDRICK, HUSBAND AND WIFE, AS TO A 50% UNDIVIDED INTEREST, by deed from TOMMY MCDOUGAL, AND WIFE, KRISTI MCDOUGAL, of record as Instrument No. 20220411-0041617, dated April 7, 2022, said Register's Office. MARVEL FAMILY PARTNERSHIP A PARTNERSHIP, TARYN KENDRICK, A MARRIED INDIVIDUAL, JOHN KENDRICK, A MARRIED INDIVIDUAL further conveyed to KENMAR LLC WITH JEFFREY MARVEL ACTING AS THE MANAGING MEMBER by Quitclaim deed of record as Instrument No. 20230510-0034792, dated May 10, 2023, and corrected by Deed of Correction of record in Instrument No. 20240925-0074408, dated September 16, 2024, said Register's Office.

EXHIBIT B

THIS CONVEYANCE IS SUBJECT TO:

1. Davidson County Taxes for the year 2024 prorated and paid at closing.
2. All restrictions of record, All easements of record; All visible easements; All matters appearing on the plan referenced in the legal description; and All applicable government and zoning regulations.

Certificate of Authenticity

I, Danielle Dunn, do hereby make oath that I am a licensed attorney and/or 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 October 15, 2024.
Date

Affiant Signature

October 23, 2024
Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23rd day of October, 2024.

Notary's Signature

My Commission Expires: 9-8-25
Date

Notary Seal (if on paper)

