Karen Johnson Davidson County
Batch# 1217241 DEEDWARR
12/17/2024 12:47:30 PM 4 pgs
Fees: $23.00 Taxes: $1,461.50
20241217-0097904

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 63867
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kenneth Livingston Kemper Lorna Kemper Jared Kemper 5568 Prada Drive Brentwood, TN 37027	New Owner

TAX MAP PARCEL NUMBERS: 181100E04000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$395,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Walter E. Wojcicki and Jan W. Wojcicki, Trustees of the Wojcicki Family Protection Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto**Jared Kemper, unmarried and Kenneth Livingston Kemper and Lorna Kemper, husband and wife as joint tenants in common with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 40, on the Plan of High Point, Phase Two, Section Two, of record in Instrument No. 20140821-0076394, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Walter E. Wojcicki and Jan M. Wojcicki, husband and wife, by Warranty Deed from Katie B. Winters, a single woman, dated May 29, 2018 and recorded on June 5, 2018 of record in Instrument No. 20180605-0053647, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 11, 2019, recorded September 18, 2019, of record in Instrument No. 20190918-0094857, said Register's Office, subject property was conveyed to Walter E. Wojcicki and Jan M. Wojcicki, Trustees of the Wojcicki Family Protection Trust.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan of record in Instrument No. 20140821-0076394, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20110603-0042709; Instrument No. 20150622-0059582; and Instrument No. 20170811-0082700, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of High Point Homeowners Assocation, Inc. of record in Instrument No. 20100313-0003233, said Register's Office. Grant of Easement to Comcast of Nashville, I, LLC, of record in Instrument No. 20170921-0096817, said Register's Office. Inspection and Maintenance Agreement to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20090309-0020470, said Register's Office. Easements for detention/water quality ponds and bioretention areas of record in Instrument No. 20090309-0020517; and Instrument No. 20090309-0020488, said Register's Office.

This is improved property, known as 5568 Prada Drive, Brentwood, TN 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 06th day of December, 2024.

The Wojcicki Family Protection Trust

By: Walter E Wojcicki, TRUSTEE
Walter E. Wojcicki, Trustee

Jan M. Wojcicki TRUSTEE
Jan M. Wojcicki, Trustee

State of New York

County of Erie

On this 06th day of December, 2024, before me the undersigned authority, personally appeared Walter E. Wojcicki and Jan W. Wojcicki, Trustees of the Wojcicki Family Protection Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 06/24/2028

CHARLES E. EATON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01EA0026097
Qualified in Erie County
Commission Expires 06/24/2028

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $395,000.00.

Jennifer Russell

Affiant

Sworn and subscribed before me this 9th day of December, 2024.

Notary

My Commission Expires: 6/23/25

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Linzie Hahn, 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 12/16/24.

Date

L Hahn

Affiant Signature

12/16/24

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 16th day of December, 2024.

Anna E. Scanlan

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028