Karen Johnson Davidson County
Batch# 1238997 DEEDWARR
02/20/2025 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20250220-0012493

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ALLISYN G PINKSTON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-24-2025

Y-ORE-25-2341

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)
Cameron Walker-Wright	**Same as New Owner**	
(NAME)	(NAME)	**071-01-0-081.00**
2341 Monticello Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **THE KENDRICK GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAMERON WALKER-WRIGHT, an unmarried man**, 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:

A certain tract to parcel of land situated in Davidson County, Tennessee, being described as follows:

Being Part of Lot No. 4 of E. C. Scrugg's Subdivision on Taylor Lane, of record in Plat Book 547, Page 179, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 fronts 50 feet, more or less, on the Easterly margin of Monticello Drive and runs back between lines measuring 455 feet more or less, on its Southerly line and 485 feet, more or less, on its Northerly line, to a line in the rear measuring and 113 feet, more or less.

Being the same property conveyed to The Kendrick Group, LLC, a Tennessee Limited Liability Company by Warranty deed from L.C. Aderson, Trustee of the L.C. Anderson Living Trust Dated December 29, 2003 of record in Instrument No. 20200914-0104657 Register's Office for Davidson County, Tennessee, dated September 10, 2020 and recorded on September 14, 2020.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 179, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Right of Way Plan of record in Plat Book 4175, Page 26, Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20210525-0070834, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Right of Way of record in Instrument Number 20221103-0118750, in the Register's Office for Davidson County, Tennessee.
- Encroachment Easement and Mutual Agreement of record in Instrument Number 20240206-0008278, in the 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: **2341 Monticello Drive, Nashville, Tennessee 37207**.

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 19th DAY OF FEBRUARY, 2025.

The Kendrick Group, LLC

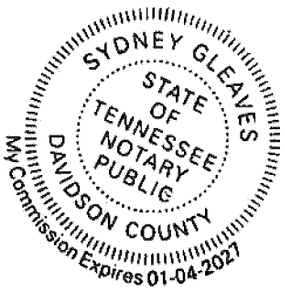
BY: _____
Philip W. Kendrick
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILIP W. KENDRICK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of THE KENDRICK GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of February, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **February 19, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

2/20/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20** day of **February**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025