WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

JOHN GLEAVES · STATE OF TENNESSEE NOTARY PUBLIC · DAVIDSON COUNTY

Karen Johnson
Batch # 1242252
02/28/2025 02 53 20 PM
Fees $13 00 Taxes $2,368 00

Davidson County
DEEDWARR
2 pgs

20250228-0015200

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)
Kyle Baldwin	**Cadence Bank, N.A.**	
(NAME)	(NAME)	**071-01-0-080 00**
2345 Monticello Dr	**2778 West Jackson Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Tupelo, MS 38801**	
(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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KYLE BALDWIN, UNMARRIED,** 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 485 feet more or less, on its Southerly line and 536 feet, more or less, on its Northerly line, to a line in the rear measuring and 133 feet, more or less

Being part of the same property conveyed to The Kendrick Group, LLC, a Tennessee limited liability company by Warranty deed from L C Anderson, 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
- Taxes for the year 2025 and subsequent years
- Plan of record in Plat Book 547, Page 179, Register's Office for Davidson County, Tennessee
- 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 20210525-0070835, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Right of Way of record in Instrument Number 20221103-0118751, 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 **2345 Monticello Dr, 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 25th 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 25th of February, 2025

_____
Notary Public
My Commission Expires _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212