Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $830,000 00

Affiant

WARRANTY DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

Karen Johnson
Batch # 1244230
03/07/2025 10 34 43 AM
Fees $13 00 Taxes $3,071 00

20250307-0017269

Davidson County
DEEDWARR
2 pgs

TO BEFORE ME, THIS THE 6th DAY OF

Notary Public

(AFFIX SEAL)

G-CRE-25-5120

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)
Alex James Laffoon and Allison N Laffoon	New owner	
(NAME)	(NAME)	**146-16-0-188.00**
5120 Stallworth Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **KES PROPERTIES, 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 **ALEX JAMES LAFFOON AND ALLISON N LAFFOON, HUSBAND AND WIFE,** 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

Land in Davidson County, Tennessee, being Lot No 167 on the Plan of Brentwood Hall, Section VI, as of record in Book 2331, Page 20, Register's Office for Davidson County, Tennessee, to which plan specific reference is hereby made

Said Lot 167 fronts 113 feet on the southerly side of Stallworth Drive, and runs back between lines, 180 feet on the easterly line and 184 1 feet on the westerly line, to a dead line in the rear measuring 113 1 feet on said dead line

Being the same property conveyed to Homer P Locke and wife, Edith Locke by Warranty Deed from R C Adams and wife, Hazel Adams of record in Book 2448, page 53, Register's Office for Davidson County, Tennessee, dated August 31, 1955 and recorded on September 01, 1955.

Homer B Locke died on or about February 8, 2016, leaving Edith Locke the surviving tenant by the entirety

Edith Locke died on or about June 2, 2022

Affidavits of Heirship, of record in Instrument No 20220817-0093232 and Instrument No 20240812-0060211 in said Register's Office

Being the same property conveyed to Kathryn Bubis, a married person, and Barbara Jean Locke by Quitclaim Deed from Kathryn Bubis, a married person, and Barbara Jean Locke of record in Instrument No. 202208170093233 Register's Office for Davidson County, Tennessee, dated July 07, 2022 and recorded on August 17, 2022

Being the same property conveyed to KES Properties, LLC, a Limited Liability Company by Warranty Deed from Kathryn Bubis, a married woman and Barbara Jean Locke, an unmarried woman of record in Instrument No 20240812-0060212 Register's Office for Davidson County, Tennessee, dated August 2, 2024 and recorded on August 12, 2024

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable.
- Right of Way of Stallworth Drive
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 20, Register's Office for Davidson County, Tennessee
- Bill of Sale to Nashville Suburban Utility District of record in Book 2504, Page 393, 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: **5120 Stallworth Drive, Nashville, Tennessee 37220**.

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 6th DAY OF MARCH, 2025

KES Properties, LLC

BY: _____
Margaret Means
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET MEANS, 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 AGENT of KES PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 6th of March, 2025

_____
Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

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