THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250249997**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $2,170,000 00 Affiant Subscribed and sworn to before me, this 7th day of March, 2025 Notary Public My Commission Expires

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

Karen Johnson
Batch # 1245525
03/10/2025 02 46 23 PM
Fees $13 00 Taxes $8,029 00

Davidson County
DEEDWARR
2 pgs

20250310-0017984

WARRANTY DEED

Address New Owner	Send Tax Bills To:	Tax Information
Jennifer Kathrine Smith and Aaron Smith 5106 Idaho Avenue Nashville TN 37209	New Owner	Tax Parcel ID No 103-03-0-095 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **KDEN Homes, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer Kathrine Smith and Aaron Smith, wife and husband as joint tenants** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being the Easterly 50 feet of the Westerly 110 of the Southerly 150 feet of Block 19 on the Map of Realty Savings Bank and Trust Company's West extension of Charlotte Park Company's First Addition of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof

Said part of Block 19 fronts 50 feet on the Northerly margin of Idaho Avenue (formerly Fifth Avenue) and extends back between parallel lines, parallel with and 60 feet East of the Easterly margin of 52nd Avenue North 150 feet to an alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to KDEN HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from EMILY DADE WALTERS AND BRETT MICHAEL WALTERS, WIFE AND HUSBAND, of record in Instrument No 20240326-0020953, dated March 22, 2024, said Register's Office

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par 103-03-0-095 00

Matters shown on the Plan of record in Plat Book 421, page 18, said Register's Office.

Declaration Restrictive Covenants for SCMs for Regulated Residential Infill, contained in instrument of record in Instrument No 20250211-0010417, said Register's Office

This is improved property located at 5106 Idaho Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of March, 2025.

KDEN Homes, LLC

By: Brian Kennedy, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Brian Kennedy, 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 sole member (or other officer authorized to execute the instrument) of KDEN Homes, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 7th day of March, 2025.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 22 2025

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-C-25-5106