THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250250072**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is. $459,900 00. Affiant Subscribed and sworn to before me, this 17th day of March, 2025. Notary Public My Commission Expires. 5-9-26

Karen Johnson
Batch # 1247914
03/19/2025 10 41 12 AM
Fees $13 00 Taxes $1,701 63

Davidson County
DEEDWARR
2 pgs

20250319-0019554

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Mallory Jenquin and Ryan Jenquin 119 Carriage Court Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171 03 0B 169.00

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, **Andrew Patrick Kellick, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mallory Jenquin and Ryan Jenquin, wife and husband,** ("Grantees"), its 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 Unit No. 29 on the plan of REVISION ONE PHASE TWO SECTION FIVE "CARRIAGE HOMES OF FREDERICKSBURG" TOWNHOMES OF FREDERICKSBURG A HORIZONTAL PROPERTY REGIME R20 RESIDENTIAL P.U.D., as shown on plat of record in Plat Instrument No. 20000804-0077800, Register's Office for said County, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Andrew Patrick Kellick, a single man, by Warranty Deed from John Delaune and wife, Linda Delaune, of record in Instrument No. 20141027-0098484, in the Register's Office of Davidson County, Tennessee, dated October 24, 2014 and recorded on October 27, 2014.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISION ONE PHASE TWO SECTION FIVE "CARRIAGE HOMES OF FREDERICKSBURG" TOWNHOMES OF FREDERICKSBURG A HORIZONTAL PROPERTY REGIME R20 RESIDENTIAL P.U.D., as recorded in Instrument No. 20000804-0077800.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY FREDERICKSBURG R-20 RESIDENTIAL P.U.D., as recorded in Plat Book 7900, Page 509.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11550, Page 531; amendment recorded in Book 11682, Page 75.

Charter for Townhomes of Fredericksburg Homeowners Association recorded as Book 10126, Page 430.

Charter for Fredericksburg Townhome Association recorded as Book 11550, Page 529.

By Laws for Townhomes of Fredericksburg Homeowners Association recorded as Book 10126, Page 486.

By Laws for Fredericksburg Townhome Association recorded as Book 11550, Page 554.

This is improved property located at 119 Carriage Court Brentwood TN 37027

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 17th day of March, 2025.

Andrew Patrick Kellick By Ryan Dieck Attorney-in-Fact

Andrew Patrick Kellick
By: Ryan Dieck, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Andrew Patrick Kellick and that he is authorized by Andrew Patrick Kellick to execute this instrument on his behalf.

WITNESS my hand, at office, this 17th day of March, 2025.

Notary Public

My Commission Expires: _____

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027