Name and Address of New Owner:
David Kennedy
603 South Club Court
Hermitage, Tennessee 37076

Send Tax Bills To:
Encompass Lending Group, LP
23108 Seven Meadows Parkway, Suite 100
Katy, TX 77494

This Instrument Prepared By:
R. Houston Akin
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 064 11 0A 065.00

Karen Johnson Davidson County
Batch# 1254259 DEEDWARR
03/31/2025 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,413.40
20250331-0024276

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Melinda Davenport**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David E. Kennedy, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Lot No. 65 on the Plan of CALEB CHASE, A PLANNED UNIT DEVELOPMENT, of record in Plat Book 6250, Pages 821 and 822, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Barry Davenport and Melinda N. Davenport, husband and wife, by Warranty Deed from Jeanetta Glendenning, Executor of the Estate of Charles H. Smith, of record in Instrument No. 20170707-0068311, in the Register's Office of Davidson County, Tennessee, dated July 5, 2017 and recorded on July 7, 2017. Barry Davenport died on March 27, 2021, leaving Melissa N. Davenport as the only remaining tenant by the entirety.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of March, 2025.

Melinda Davenport (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of March, 2025, before me personally appeared Melinda Davenport, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of March, 2025.

Notary Signature
My commission expires: 9-21-27

TRICIA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/21/2027
WILSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $382,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of March, 2025.

Notary Signature
My commission expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 March 27, 2025.

Lissa Groom
Affiant
Date: March 27, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 27 day of March, 20 25

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON