Karen Johnson Davidson County
Batch# 1257514 DEEDWARR
04/08/2025 12:41:30 PM 4 pgs
Fees: $23.00 Taxes: $2,183.00
20250408-0026701

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38562-03-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $590,000.00. David Sweed Affiant Subscribed and sworn to before me this 4th day of April, 2025. Carmen Coats Notary Public My Commission Expires: 3/3/26

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address New Owner: Bradley Kesler 174 Kenner Avenue Nashville, TN 37205	**Send Tax Bills To:** CMG MORTGAGE INC 3160 CROW CANYON RD, STE 400 SAN RAMON, CA 94583	**Tax Information:** Map and Parcel No.: 11604019200

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, **174Kenner LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bradley David Kesler, an unmarried man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 174 Kenner Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 2 day of April, 2025.

174Kenner LLC, a Tennessee limited liability company

BY: _____
Carrie C. Robinson, Sole Member

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Carrie C. Robinson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Sole Member of 174Kenner LLC, a Tennessee limited liability company , the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2 day of April, 2025.

_____
Notary Public

My Commission Expires: 10/21/26

ROGER SAMPSON
Notary Public, State of Texas
Comm. Expires 10-21-2026
Notary ID 12948592-0

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 22-B on the Plan of Kenner Manor, Resubdivision of Lot 22, of record in Book 4060, Page 67, 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 Donald T. Calhoun and Clara J. Calhoun, husband and wife, by deed dated February 28, 2006 from J.F. Tarkington, Jr. and Ray E. Tarkington, of record in Instrument No. 20060302-0023972, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 20, 2022 of record in Instrument No. 20220810-0090861, Register's Office for Davidson County, Tennessee, Donald T. Calhoun and Clara J. Calhoun, husband and wife, conveyed subject property to 174Kenner LLC.

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 11604019200.
2. All matters appearing on the Plan of record as Book 4060, Page 67, Register's Office for DAVIDSON County, Tennessee.

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the 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 April 4. 2025.

Affiant Signature

8th day of April, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

