WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES 03-16-26

(AFFIX SEAL)

BRANYAN WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/16/2026

DM-EI-25-2375

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)
Oikonomos, LLC	**New Owner**	
(NAME) **c/o Ben DuBose** **6707 Highway 100**	(NAME)	**149-05-0-015.00**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(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, **PATRIC J. KENNEY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OIKONOMOS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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(s) 108, as shown on the map entitled the Plan of Barclay Square, Section II, of record in Book 4660, Page 124, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Patric J Kenney, Unmarried by Warranty Deed from Phuong T Nguyen and wife, Giau T Huynh of record in Instrument No 20180213-0014101 Register's Office for Davidson County, Tennessee, dated February 12, 2018 and recorded on February 13, 2018

This conveyance is subject to·

- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 4660, Page 124, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 4847, Page 830, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **2375 Una Antioch Drive, Antioch, Tennessee 37013**

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

Karen Johnson Davidson County
Batch # 1258063 **DEEDWARR**
04/11/2025 02 12 56 PM 2 pgs
Fees $13 00 Taxes $1,036 00

20250411-0027412

Witness my/our hand(s) this the 4th DAY OF APRIL, 2025

Patric J Kenney by Margaret Means as 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, MARGARET MEANS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of PATRIC J KENNEY, and who acknowledged he/she/they executed the same as the free act and deed of the said PATRIC J KENNEY

Witness my hand and official seal, this the 4th of April, 2025

Notary Public
My Commission Expires 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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