Karen Johnson Batch # 1258066 04/11/2025 02 16 55 PM Fees $18 00 Taxes $1,350 50 20250411-0027422 Davidson County DEEDWARR 3 pgs	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$365,000.00** Affiant Subscribed and sworn to before me, this the 10 day of APRIL, 2025 Notary Public My commission expires (AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-09-2028

THIS INSTRUMENT WAS PREPARED BY:
LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Boulevard, Suite 102
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
JESSICA KENASTON, ALICE C. KENASTON AND KEITH KENASTON	**NEW OWNER**	142-07-0J-682.00 CO
682 Bristol Creek Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

EDEN DEARMAN, NOW KNOWN AS EDEN DEARMAN TRAFFICA AND HUNTER ZANE GALLOWAY TRAFFICA, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JESSICA KENASTON, AN UNMARRIED WOMAN AND ALICE C. KENASTON AND KEITH B. KENASTON, HUSBAND AND WIFE, ALL AS JOINT TENANTS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE,

Land in Davidson County, Tennessee, being Unit No 682, on the Horizontal Property Regime for 682 of Bristol Creek, as recorded in the Master Deed of record as Instrument No. 20171228-0131735 amended by Instrument Nos. 20180301-0019441, and 20190607-0054760, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to EDEN DEARMAN, by deed from ROBERT S. CAROTHER, AN UNMARRIED MAN, of record in Instrument No. 20210629-0087700, dated June 28, 2021, said Register's Office.

EDEN DEARMAN HAVING SINCE MARRIED, IS NOW KNOWN AS EDEN DEARMAN TRAFFICA. Hunter Zane Galloway Traffica, her husband, joins in this conveyance for the purpose of relinquishing any and all marital interest in the property being herein conveyed.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 682 Bristol Creek Drive, Nashville, TN 37221.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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.

Witness my hand this 9th **day of APRIL, 2025.**

Eden Dearman Traffica

EDEN DEARMAN TRAFFICA

State of TENNESSEE)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **EDEN DEARMAN TRAFFICA,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of April, 2025.

Emily H Proctor

NOTARY PUBLIC
My Commission Expires. 3-24-2027

EMILY H PROCTOR
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/24/2027
WILLIAMSON COUNTY

Witness my hand this 6th **day of APRIL, 2025.**

Hunter Zane Galloway Traffica

HUNTER ZANE GALLOWAY TRAFFICA

State of TENNESSEE)
County of DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **HUNTER ZANE GALLOWAY TRAFFICA,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 6th day of April, 2025

Russell Norment

NOTARY PUBLIC
My Commission Expires 10/04/2027

RUSSELL NORMENT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 4, 2027
COUNTY OF DAVIDSON

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # LL-ARBOR-25-682