Karen Johnson Davidson County
Batch# 1260542 DEEDWARR
04/16/2025 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $6,715.50
20250416-0029073

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is 1,815,000.00. Affiant Subscribed and sworn to before me, this the 15th day of April, 2025. Notary Public My commission expires: Sept. 8th, 2026 (AFFIX SEAL)
Please Return to: **Magnolia Title & Escrow** **1104 Fatherland Street** **Nashville, TN 37206**	

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows: Larry Herman Kloess III	Send Tax Bills To: New Owner	Map-Parcel Numbers 160-04-0B-002.00CO
5225 Kincannon Drive	1450 Kingston Springs Rd.	
Nashville, TN 37220	Kingston Springs, TN 37082	

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,

Timothy L. Bennett, a married man

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

Larry Herman Kloess III, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 5225 on the Plan of Homes at 5223 and 5225 Kincannon Drive, a Horizontal Property Regime with private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 5223 and 5225 Kincannon Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20240402-0023166, and see Attorney's Certificate of record in Instrument No. 20240403-0023502, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 5223 and 5225 Kincannon Drive, as shown on Exhibit "C" to the Declarations of record in Instrument No. 20240402- 0023166, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING part of the same property conveyed to Timothy L. Bennett and Jeff A. Wamble, both unmarried as joint tenants with right of survivorship, by Warranty Deed dated Spetember 23, 2003 from Mark Edward Russell and Sheila Joyce Russell Greer, Personal Representatives of the Estate of Earl Edward Russell, of record in Instrument No. 20030926-0142533, Register's Office for Davidson County, Tennessee.

The said Jeff A. Wamble, an unmarried man having conveyed to Timothy L. Bennett, an unmarried man by Quitclaim Deed dated September 21, 2007, of record in Instrument No. 20070928-0115579, said Register's Office.

The said Timothy L. Bennett, an unmarried man having conveyed to Timothy L. Bennett, an unmarried man, as to an undivided ninety-nine percent (99%) interest and Jesus G. Berdeja, an unmarried man, as to an undivided one percent (1%) interest, said interests being held as joint tenants with right of survivorship, by Quitclaim Deed dated February 02, 2012, of record in Instrument No. 20120221-0014853, said Register's Office.

The said Jesus G. Berdeja, an unmarried man, as to an undivided one percent (1%) interest having conveyed to Timothy L. Bennett, a married man by Quitclaim Deed dated June 30, 2023, of record in Instrument No. 20230703-0050603, said Register's Office.

The property conveyed herein is not the place of residence of the Grantor or his spouse.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2025, and all subsequent years not yet due and payable.

8. The Plan as shown as Exhibit "C" to the Declaration of Covenants, Conditions & Restrictions, of record in Instrument No. 20240402-0023166, said Register's Office.

9. Declaration of Covenants, Conditions & Restrictions for Homes at 5223 and 5225 Kincannon Drive Horizontal Property Regime of record in Instrument No. 20240402-0023166, By-Laws appended thereto, said Register's Office.

10. Attorneys Certificate of record in Instrument No. 20240403-0023502, said Register's Office.

11. Notice of Completion dated March 22, 2025, of record in Instrument No. 20250325-0022253, said Register's Office.

12. All matters as shown on the Plan of record in Plat Book 2331, page 134, said Register's Office.

13. Declaration of Restrictions and Covenants for SCMs For Regulated Residential Infill, of record in Instrument No. 20250327-0023059, said Register's Office.

14. Charter for Homes at 5223 and 2552 Kincannon Drive Townhouse corporation, of record in Instrument No. 20240403-0023238, said Register's Office.

This is improved property, known as 5225 Kincannon Drive, Nashville, TN 37220.

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) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/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.

Witness my/our hand(s) this 15th day of April, 2025.

Timothy L. Bennett by MBoyd, his Attorney-in-Fact

Timothy L. Bennett by Mike Boyd, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, Mike Boyd, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the Attorney-in-fact for Timothy L. Bennett, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Timothy L. Bennett, the bargainor(s), by the said Mike Boyd, as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of April, 2025.

Jessica D. Puckett

Notary Public

My Commission Expires: Sept. 8th, 2026

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 15, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

4/16/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025