2025-0228

# WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1260649 DEEDWARR
04/16/2025 03:07:30 PM 7 pgs
Fees: $38.00 Taxes: $1,405.63
20250416-0029213

File #25-TL-4346-C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April, 2025.

Notary Public
MY COMMISSION EXPIRES: 5/12/2026

JILL WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBER (S) |
|---|---|---|
| **Mary McKinney** | **New Owner** | |
| (NAME) | (NAME) | **173 09 0A 651.00** |
| **4346 Barnes Cove Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | | |
| (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,

**KYLE W. DENNY AND WENDY A. DENNY, TRUSTEES OF THE DENNY FAMILY LIVING TRUST DATED MARCH 24, 2011,**

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

**MARY MCKINNEY,** sole ownership,

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. 770, as shown on the map entitled SECTION ONE OF PHASE EIGHT, LENOX VILLAGE, of record in Instrument No. 20060824-0104608, 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 Kyle W. Denny and Wendy A. Denny, Trustees of The Denny Family Trust Dated March 24, 2011, by Warranty Deed from Summer Layne Talbott, N/K/A Summer Layne Parry and Stuart Parry, Wife and Husband, of record in Instrument No. 20220701-0076583, in the Register's Office of Davidson County, Tennessee, dated June 30, 2022, and recorded on July 01, 2022.

*See attached Exhibit "A"

The said Denny Family Living Trust dated March 24, 2011, was erroneously titled as the Denny Family Trust dated March 24, 2011 in the said Instrument No. 20220701-0076583.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of SECTION ONE OF PHASE EIGHT, LENOX VILLAGE, as recorded in Instrument No. 20060824-0104608.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826, as being Supplemented in Instrument No's. 20021226-0158458; 20040526-0062220; 20050324-0032209 and Amended in Instrument No. 20050815-0096405 and further Supplemented in Instrument No's. 20060120-0007914; 20060321-0032383; 20080326-0030439 and Amendment recorded in Instrument No's. 20070103-0001284; 20070830-0104306 and 20220228-0022407 and Ratification Amendment recorded in Instrument Nos. 20080403-0033974 and 20080403-0033975.
* Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions recorded in Instrument No. 20020315-0032825, as being Supplemented in Instrument No's. 20021226-0158459; 20040526-0062221; 20060120-0007913; 20060321-0032382 and Amendment recorded in Instrument No. 20080326-0030449.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20080429-0043346.
* Easement for Right of Way, recorded in Instrument No. 20130626-0065783 and Instrument No. 20130916-0097049.
* Easement for Drainage, recorded in Instrument Nos. 20150817-0082475 and 20150817-0082476.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20020408-0042676; 20020628-0078164; 20020722-0087469 and 20051213-0149579.

* Charter for Lenox Village Neighborhood Association, Inc. recorded as Instrument No. 20020412-0045831.
* Charter for Lenox Village Town Center Association, Inc. recorded as Instrument No. 20031016-0153550.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **4346 Barnes Cove Drive, Nashville, TN 37211**.

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.

Witness my/our hand(s) this the 8th day of April, 2025.

The Denny Family Living Trust dated March 24, 2011

By: _____
Kyle W. Denny, Trustee

By: _____
Wendy A. Denny, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this _____ day of April, 2025, before me personally appeared Kyle W. Denny and Wendy A. Denny,Trustees of The Denny Family Living Trust dated March 24, 2011, 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 _____ day of April, 2025.

see attached

_____
Notary Signature
My commission expires:

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Mateo

On 04/08/2025 before me, Lori Lindgren, Notary Public,
(Here insert name and title of the officer)

personally appeared Kyle W. Denny and Wendy A. Denny,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)

LORI LINDGREN
COMM. #2449120
NOTARY PUBLIC • CALIFORNIA
COUNTY OF SAN MATEO
My commission expires July 2, 2027

## ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

*Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~ ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

THIS INSTRUMENT PREPARED BY:
Kyle W. Denny, Trustee, & Wendy A. Denny, Trustee
The Denny Family Trust dated March 24, 2011
4346 Barnes Cove Drive,
Nashville, TN 37211

Exhibit "A"

# CERTIFICATION OF TRUST

THIS CERTIFICATION OF TRUST with respect to the Denny Family Living Trust dated March 24, 2011 (hereinafter the "Trust"), is made and presented pursuant to and in conformity with the provisions of Tenn. Code Ann. § 35-15-1013.

1. The Trust was established by instrument dated March 24, 2011, and remains in existence.

2. The Settlors and current Trustees of the Trust is as follows:

Kyle W. Denny
Wendy A. Denny

3. The Successor Co-Trustees named in the Trust are as follows:

Joslyn Marie Denny

4. The administrative and/or managerial powers of the Trustees, collectively, include the power to sell, lease, mortgage, hypothecate, and otherwise convey real property and interests therein, without requiring the consent or joinder therein of the Trust's beneficiaries.

5. The Trust has the ability to loan funds and to hold secured indebtedness for funds loaned.

6. As of the date hereof, the Trust is revocable.

7. There are provisions in the Trust for more than one Trustee being allowed to serve at any one time. If two Trustees are serving, the joinder of both of them is required.

8. A third party may rely upon the authority of the persons named in Paragraph 3 above as a successor or substitute trustee, without requiring proof of his, her, or their succession or substitution.

9. Title to trust assets should be taken in from the following form: "Kyle W. Denny and Wendy A. Denny, Trustees of the Denny Family Living Trust dated March 24, 2011".

10. To the best of the Trustees knowledge, information, and belief, the Trust has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect or misleading.

IN WITNESS WHEREOF, the Trustees have executed this Certificate of Trust on the 8th day of April, 2025.

**Denny Family Trust dated March 24, 2011**

By: Kyle W. Denny
Its: Trustee

By: Wendy A. Denny
Its: Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Kyle W. Denny and Wendy A. Denny, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves the Trustees of the Deny Family Trust dated March 24, 2011, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Deny Family Trust dated March 24, 2011, as such Trustee.

Witness my hand at office, this _____ day of _____, 2025.

See attached acknowledgment

Notary Public

My Commission Expires: _____

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Mateo

On 04/08/2025 before me, Lori Lindgren, Notary Public,
(Here insert name and title of the officer)

personally appeared Kyle W. Denny and Wendy A. Denny,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)

LORI LINDGREN
COMM. #2449120
NOTARY PUBLIC • CALIFORNIA
COUNTY OF SAN MATEO
My commission expires July 2, 2027

## ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Cert of Trust
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

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  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

**Tennessee Certification of Electronic Document**

I, Blake Reynolds, 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 4/8/25 (date of document).

Affiant Signature

4/16/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON