WARRANTY DEED

Karen Johnson Davidson County
Batch # 1270434 DEEDWARR
05/08/2025 10 43 33 AM 2 pgs
Fees $13 00 Taxes $2,589 96

20250508-0036060

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,990 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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)
Geoffrey Craig Kenney and Jessie Marie Kirk	SAME AS NEW OWNERS	
(NAME) **3524 Whites Creek Pike**	(NAME)	**P/O 049 00 0 113.00**
(ADDRESS) **Nashville, TN 37207**	(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, **MARCELO LEMUS MENJIVAR, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GEOFFREY CRAIG KENNEY AND JESSIE MARIE KIRK, HUSBAND AND WIFE,** 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 situated in Davidson County, Tennessee, being Unit 3524 as established in Declaration of Covenants, Conditions and Restrictions for THIRTYFIVETWENTYFOUR WHITES CREEK PIKE, a horizontal property regime with private elements, of record at Instrument No 20240308-0016280, Register's Office Davidson County, Tennessee, as identified on the Plat attached as Exhibit B to said Declaration, and which reference is hereby made for a more particular description of said property

Being the same property conveyed to Marcelo Lemus Menjivar, by Quitclaim Deed from Paul Simiyu, of record in Instrument No 20240314-0017697, in the Register's Office of Davidson County, Tennessee, dated March 04, 2024, and recorded on March 14, 2024 Said property is not and has never been the primary marital residence of the within named Grantor

This conveyance is subject to
- Taxes and assessments for the year 2025 and subsequent years, not yet due and payable
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20240308-0016280
- Easement for Permanent Utility, recorded in Book 5596, Page 798
- Charter for ThirtyFiveTwentyFour Whites Creek Pike Homeowners Association, Inc recorded as Instrument No 20240403-0023439
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3524 Whites Creek Pike, Nashville, Tennessee 37207**

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 5th DAY OF MAY, 2025.

Marcelo Lemus Menjivar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCELO LEMUS MENJIVAR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of May, 2025

Notary Public
My Commission Expires. 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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