THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1280108 DEEDWARR
06/02/2025 08:56:30 AM 2 pgs
Fees: $13.00 Taxes: $2,386.50
20250602-0042926

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Richard Lonswell Kennedy 3180 Parthenon Avenue, Unit 101 Nashville, TN 37203	Guaranteed Rate, Inc 3940 N. Ravenswood Ave Ste. 2W Chicago, IL 60613	104-02-1C-304.00-CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Judith Fisher Freed, an unmarried woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Richard Lonswell Kennedy, unmarried man** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 3180 Parthenon Avenue, Unit 101, Nashville, TN 37203, together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 104 of West Leigh Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for West Leigh Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20070504-0053848, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of West Leigh Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit " B" to said Declaration appearing in Instrument No. 20070504-0053848, and Bylaws appended thereto as Exhibit " C" , said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit. Said Unit was formerly known as Unit 104 of the Kingsmont Court Condominium established under Master Deed of record as Instrument No. 20060526-0061923, as amended as Instrument No.20070504-0053846, and superceded by the Declaration of Covenants, Conditions and Restrictions for West Leigh Townhomes, of record as Instrument No. 20070504-0053848, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Judith Fisher Freed by Warranty Deed from Curtis Mayer, a married man, of record in Instrument No. 20220922-0105189 Register's Office for Davidson County, Tennessee, dated September 16, 2022 and recorded on September 22, 2022.

This is improved (X) unimproved ( ) property known as 3180 Parthenon Avenue, Unit 101, Nashville, TN 37203.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns

forever; and I/we do covenant with the said GRANTEE(S) that I/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 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), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

22ND In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this ____ day of May, 2025.

Judith Fisher Freed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22ND day of May, 2025, before me personally appeared Judith Fisher Freed, 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 22ND day of May, 2025.

Notary Signature
My commission expires: 9-7-2026

BARBARA A. MCGINTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Williamson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $645,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 22 day of May, 2025.

Notary Public
My commission expires: 10.25.26

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 10-25-2026

True Copy Certification

I, Yvette Meldrum, 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 May 22, 2025.

Signature
May 22, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this May 22, 2025

Notary's Signature

My Commission Expires: 8.12.28

YVETTE LYN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY