Karen Johnson Davidson County
Batch# 1281542 DEEDWARR
06/04/2025 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20250604-0044065

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64028
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Brent Grunfeld Andrea Grunfeld 112 Belle Glen Drive Nashville, TN 37221	New owners

TAX MAP PARCEL NUMBERS: 142150B02100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$670,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James V. Kennedy and wife, Carol L. Kennedy**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Andrea Grunfeld and Brent Grunfeld, a married couple**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Belle Wood Glen, Second Amendment of record in Book 6900, page 190, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to James V. Kennedy and wife, Carol L. Kennedy, by Warranty Deed from John F. Queen and wife, Margaret M. Queen, dated November 5, 1993 and recorded on November 12, 1993, of record in Book 9149, page 555, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 6900, page 190, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 6980, page 562, Book 7121, page 5, Book 9017, page 797, Inst. No. 20230821-0065059, Inst. No. 20230825-0066590, Inst. No. 2024523-0038634, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Restrictive Covenants of record in Book 6707, page 290, said Register's Office; Charter of the Belle Wood Glen Homeowners Association, Inc., of record in Book 7145,page 312, said Register's Office; Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 9981, page 182, said Register's Office.

This is improved property, known as 112 Belle Glen 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of June, 2025

James V. Kennedy

Carol L. Kennedy

State of Tennessee

County of Davidson

On this 2nd day of June, 2025, before me the undersigned authority, personally appeared James V. Kennedy and Carol L. Kennedy, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $670,000.00.

Affiant

Sworn and subscribed before me this 3 day June, 2025.

My Commission Expires: 9/13/2028

Notary

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 June 2nd 2025.

Affiant Signature – Joshua A. Terry

6/3/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/3/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27