Karen Johnson Davidson County
Batch# 1281632 DEEDWARR
06/05/2025 10:06:30 AM 4 pgs
Fees: $23.00 Taxes: $2,127.50
20250605-0044167

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2025. Notary Public MY COMMISSION EXPIRES: 12-19-2028 (AFFIX SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Emily Anderson	Same as new owner	105-07-2E-013-00
(NAME) 430 Merritt Avenue #2	(NAME)	
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joseph Kennedy, an unmarried man** (the "**Grantor**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Emily Anderson, an unmarried woman** (the "**Grantee**"), his heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2025 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 430 Merritt Avenue, #2, Nashville, TN 37203.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, her heirs and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee, her heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 29 day of May, 2025.

GRANTOR:

Joseph Kennedy

NORTH CAROLINA

STATE OF NC) (AV)

COUNTY OF ~~WAT~~ DURHAM) (AV)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Joseph Kennedy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 29 day of MAY, 2025.

ANURAG VISHNOI
Commission Expires
NOTARY
PUBLIC
Mar. 28, 2026
WAKE COUNTY, NC

Notary Public

My Commission Expires: 03/28/2026

EXHIBIT " A"

DESCRIPTION OF THE PROPERTY

Order Number 1240391225-0850TITLE SEARCH REPORT / ABSTRACTLEGAL DESCRIPTIONTitle Search ReportPage 6 of 7Land in Davidson County, Tennessee, being all of Unit No. 13 on Exhibit "B" of the Declaration of Protective Covenants, Conditions and Restrictions for Pillow Street Cottages, now known as We-Ho Cottages, a Townhouse Planned Unit Development of record as Instrument No. 20160415-0036657, as amended in Instrument No. 20180406-0032472, Register's Office for Davidson County, Tennessee, to which reference to which is hereby made for a more complete description.

Being the same property conveyed to Joseph Kennedy, an unmarried man by Warranty Deed from Amanda Marie Barbera, a single woman of record in Instrument No. 20230309-0017128 Register's Office for Davidson County, Tennessee, dated March 09, 2023 and recorded on March 09, 2023.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 29. 2025.

Affiant Signature

5th day of June, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

