Karen Johnson Davidson County
Batch# 1283075 DEEDWARR
06/09/2025 08:33:30 AM 4 pgs
Fees: $23.00 Taxes: $5,679.50
20250609-0044879

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38626-04-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,535,000.00. Affiant Subscribed and sworn to before me this 6 day of June, 2025. Notary Public My Commission Expires: 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stan Kweller, Virginia Kweller, Daniel Bowers, and Laura Kweller 1182 Travelers Ridge Drive Nashville, TN 37220	New Owner	Map and Parcel No.: 14507004400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Margery M.T. Kennelly and Richard B. Kennelly, Jr.,, wife and husband ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Daniel J. Bowers and Laura C. Kweller, husband and wife, and Stanley A. Kweller and Virginia M. Kweller, husband and wife, all as joint tenants with right of survivorship ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1182 Travelers Ridge Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 5th day of June, 2025.

GRANTORS:

Margery M.T. Kennelly

Richard B. Kennelly, Jr.

STATE OF Maryland

COUNTY OF Baltimore

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Margery M.T. Kennelly and Richard B. Kennelly, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of June, 2025.

Maria Papavasilis
Notary Public
My Commission Expires: November 20, 2027

MARIA PAPAVASILIS
Notary Public - State of Maryland
Baltimore County
My Commission Expires Nov 20, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Inns of Granny White as of record in Book 6250, page 460, and as revised in Book 6900, page 125, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the northerly margin of Harpeth Knobs Drive being the most southerly corner of Lot No. 4 on the Plan of Inns of Granny White, as of record aforesaid; thence, north 62 deg. 54' 18" East 290.20 feet to a point; thence, South 28 deg. 37' 22" East 134.11 feet to a point; thence, South 56 deg. 51' 14" East 286.93 feet to a point in the northerly margin of Harpeth Knobs Drive; thence, along said margin North 33 deg. 8' 46" West 121.32 feet to a concrete monument; thence, along said margin North 21 deg. 25' 5" West 43.88 feet to the point of beginning. Containing 1.00 acres, more or less.

Being the same property conveyed to Margery M. T. Kennelly and Richard B. Kennelly, Jr., as tenants by the entirety, by deed dated May 15, 2019 from Bezalel Gavish and Dorlen Gavish, husband and wife, of record in Instrument No. 20190517-0046751, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 14507004400.
2. Declaration of Covenants, Conditions, and Restrictions for Inns of Granny White, of record in Book 6566, page 473, amended in Book 6799, page 383, Book 8595, page 423, Instrument No. 20060308-0027157, and Instrument No. 20210721-0097879, Register's Office for Davidson County, Tennessee.
3. Amended and Restated By-Laws of Inns of Granny White Homeowners Association, of record in Instrument No. 20140403-0027853, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6250, page 460, revised in Book 6900, page 125, Register's Office for Davidson County, Tennessee.
5. Construction and Utility Easement Agreement of record in Instrument No. 20030102-0000114, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, J. Trent Lehman, 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 6/6/25.

Date

Affiant Signature

6/6/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of June, 2025.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

