Karen Johnson Davidson County
Batch# 1291784 DEEDWARR
06/30/2025 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20250630-0051413

WARRANTY DEED

SHANNON R. RICHARDSON TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of June, 2025.

(Affix Seal) Notary Public

My Commission Expires: 3-20-2028

2025-05-2885

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
McKensey Kemmerer 5104 Brucewood Drive Nashville, TN 37211	NEW OWNER	Map/Parcel 161-06-0-143.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mark Rose and Ashley R. Rose, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **McKensey Kemmerer, an unmarried woman**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 251 on the Plan of Section Two, Huntington Park of record in Plat Book 4175, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark Rose and Ashley R. Rose, joint tenants by Warranty Deed from Ryan R. Cunningham and Leigh D. Cunningham of record in Instrument No. 20151123-0118558 Register's Office for Davidson County, Tennessee, dated November 20, 2015 and recorded on November 23, 2015.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 5104 Brucewood Drive, Nashville, TN 37211.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the _____ day June, 2025.

Mark Rose

Mark Rose

Ashley R. Rose

Ashley R. Rose

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27 day of June, 2025, before me personally appeared Mark Rose and Ashley R. Rose, 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 27 day of June, 2025.

Notary Signature
My commission expires:

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2026

Certificate of Authenticity

I, Casey Matn, 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

6/30/25.
Date

Affiant Signature

6/30/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of June, 2025.

Notary's Signature

My Commission Expires: 3-20-2028
Date

Notary's Seal (if on paper)

