Karen Johnson Davidson County
Batch# 1297621 DEEDWARR
07/14/2025 03:57:30 PM 7 pgs
Fees: $38.00 Taxes: $1,850.00
20250714-0055431

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of July, 2025.

Notary Public

My commission expires:

(Notary Stamp)

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Homeward Custom Homes, LLC	Homeward Custom Homes, LLC	091-11-0-086.00
4612 Illinois Avenue	6003 Canberra Court	
Nashville, TN 37209	Spring Hill, TN 37174	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Arden Scott Kinney and Gail D. Kinney, Alison Gail Ramroth, Arden Scott Kinney, and Robin Camille Tinsley – Heirs of Ralph A. Kinney

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Homeward Custom Homes, LLC

(hereinafter called the "Grantee"), their 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. 523 and the westerly 11 ft. of Lot No. 521 of Block 87, Plan No. 1, West Nashville, as of record in Book 57, page 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 523 and part of Lot No. 521 front together 46 feet on the northerly side of Illinois Avenue and run back between parallel lines, with the easterly margin of 47th Avenue North, formerly 6th Street 150 feet to an alley.
Being the same property conveyed to Arden Scott Kinney and Ralph A. Kinney by Warranty Deed from George St. Onge, a single man of record in Instrument No. 200309040-128584 Register's Office for Davidson County, Tennessee, dated August 27, 2003 and recorded on September 04, 2003. Ralph A. Kinney has since died on 07/21/2013.

This is improved property known as **4612 Illinois Avenue, Nashville, TN 37209.**

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TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of July, 2025.

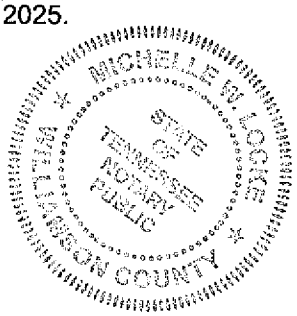
Arden Scott Kinney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Arden Scott Kinney, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 9th day of July, 2025.

Notary Public
My Commission Expires: 9/14/25



Lenders Title Company File No. 25-002092-524

Estate of Ralph A. Kinney

Gail D. Kinney

Gail D. Kinney - Heir

STATE OF LOUISIANA
COUNTY OF EAST BATON ROUGE

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Gail D. Kinney, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 9th day of July, 2025.

Notary Public
My Commission Expires: Withlife

EMILY FREUND
NOTARY PUBLIC
COMMISSIONED FOR LIFE
NOTARY ID NO. 166405
ASCENSION PARISH, LA

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Estate of Ralph A. Kinney

Alison Gail Ramroth

Alison Gail Ramroth – Heir

STATE OF TEXAS
COUNTY OF ~~GRIMES~~ Montgomery ER

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Alison Gail Ramroth, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 9th day of July, 2025.

Notary Public
My Commission Expires: 02/27/2026

EVA BENNETT
Notary Public, State of Texas
Comm. Expires 02-27-2026
Notary ID 131466386

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Estate of Ralph A. Kinney

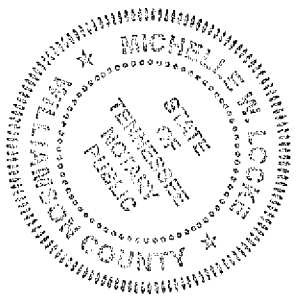
Arden Scott Kinney – Heir

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Arden Scott, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 9th day of July, 2025.

Notary Public
My Commission Expires: 9/14/25



Estate of Ralph A. Kinney

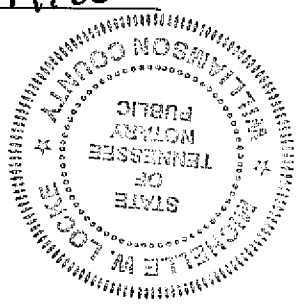
Robin Camille Tinsley - Heir

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Robin Camille Tinsley, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 9th day of July, 2025.

Notary Public
My Commission Expires: 9/14/25



SP 11/2015

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 7/9/25 (date of document).

Jennifer L. Pennell

7/14/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 7/14/25, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: 1/24/2028

Notary's Seal

