STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $713,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of August, 2025.

Notary Public

My commission expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Notary Stamp)

Karen Johnson
Batch # 1308786
08/12/2025 10:04:49 AM
Fees: $13.00 Taxes: $2,638.10

Davidson County
DEEDWARR
2 pgs

20250812-0063972

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ryan Sasse and Neely Boyette Kennedy	**New Owner**	**103-04-0-278.00**
4115 Idaho Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Vaughn Oakley in my capacity as Executor of The Estate of Jeremy W. Davidson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan Sasse and Neely Boyette Kennedy, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 24 on the Plan of Charlotte Avenue Church of Christ Addition to West Nashville of record in Book 547, Page 199, 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 Jeremy W. Davidson, an unmarried man, by Warranty Deed from James Howard Ragsdale III, Trustee of the James Howard Ragsdale III Trust dated February 13, 2019, of record in Instrument No. 20240620-0046119, dated June 17, 2024, Register's Office for Davidson County, Tennessee. Jeremy W. Davidson having died November 14, 2024, and his Will having been probated as Case No 25-P696, Davidson County Probate Court, did vest the real property with his Executor for the purpose of administration and sale.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. Restriction for Detached Structure of record in Instrument No. 20000525-0052441, in the Register's Office for Davidson County, Tennessee.
c. Restriction in Deed of record in Book 1428, Page 355, in the Register's Office for Davidson County, Tennessee.
d. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 4115 Idaho Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEES, 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.

Witness my/our hand(s) this 8th day of August, 2025.

The Estate of Jeremy W. Davidson

By: _____
Vaughn Oakley, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vaughn Oakley, with whom I am personally acquainted or who proved to me his identity using satisfactory evidence, and who proved himself to be the Executor of the Estate of Jeremy W. Davidson, Probate case No. 25P696 in the Probate Court for Davidson County, Tennessee, and who proved to me that the Will gave the Executor authority to execute this instrument, and who acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 8th day of August, 2025.

_____
Notary Signature

My commission expires:

Russell J. McCann
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/28/2029
WILLIAMSON COUNTY

RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027
File No. 25-355