WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2025

Notary Public

MY COMMISSION EXPIRES 03-16-2026 (AFFIX SEAL)

BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Karen Johnson
Batch # 1311780
08/19/2025 02 51 21 PM
Fees $13 00 Taxes $1,221 00

20250819-0066339

Davidson County
DEEDWARR
2 pgs

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Gutierrez Plumbing Inc.	**Same as New Owner(s)**	
(NAME) **13703 Old Hickory Blvd**	(NAME)	**182-00-0-054 00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GEORGE DAVID KENNEDY AND JACK S. KENNEDY, III AND KIMBERLY A. KENNEDY AND CASSANDRA KENNEDY AND CHRISTOPHER ALLAN KENNEDY AND FELIX BIVENS, III AND FELICIA LESTINE BIVENS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GUTIERREZ PLUMBING INC., A TENNESSEE CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

A tract of land of Davidson County, Tennessee, being Part of Lots Nos 4, 5, 6, 7, 8 and 9 in the division of lands of Joseph C Nance, deceased of record in Book M, Page 703, County Court of Davidson County, Tennessee, and being part of Lot No 4 on the division of Patton land as made by an unrecorded survey of Stephen A Draper Surveyor, dated October 12,1959, and said part of Lot No 4 being designated as tract B and described according to an unrecorded survey made by Hickerson and Hickerson, Engineers, on February 24 ,1962, as follows, to wit

Beginning at a Point in the southerly margin of Old Hickory Boulevard, formerly Hobson Pike, said point being the northeast corner of the property conveyed to Wayne L Hiter and wife, Janie E Hiter, by deed of record in Book 3344, Page 559, Register's Office for Davidson County, Tennessee, and being the northwest corner of the property conveyed herein thence south 4 degrees 12 minutes west 871.20 feet to an iron pin, thence south 84 degrees 39 minutes east 100 feet to an iron pin, thence 4 degrees 12 minutes east 871 20 feet to an iron pin in the southerly margin of Old Hickory Boulevard, formerly Hobson Pike, thence north 84 degrees 39 minutes west 100 feet to the point of beginning, containing 2 acres, more or less

Being the same property conveyed to Edwin C Kennedy, unmarried by Warranty Deed from Margie G Crouch and husband E C Crouch of record in Book 8594, page 663, Register's Office for Davidson County, Tennessee, dated April 02, 1992 and recorded on April 06, 1992

Edwin C Kennedy died on or about January 4, 2025, leaving George David Kennedy, Jack S Kennedy, III, Kimberly A Kennedy, Cassandra K Smith, Christopher Alan Kennedy, Felix Bivens, III, and Felicia Bivensas his heirs at law, as evidenced by Affidavits of Heirship of record in Instrument Nos 20250819-0066326 and 20250819-0066327, Register's Office for Davidson County, Tennessee

Also see Affidavits of Heirship for Jack Sanford Kennedy Jr , Allan Kennedy, and Patricia Bivens, the predeaced siblings of Edwin C. Kennedy, of record in Instrument Nos 20250819-0066328, 20250819-0066329, 20250819-0066330, 20250819-0066331, 20250819-0066332, and 20250819-0066333, Register's Office for Davidson County, Tennessee

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book M, Page 703, Register's Office for Davidson

County, Tennessee.
- Acreage content of the subject property is not hereby insured Reference to acreage is left in the description merely for convenience in identifying the tract
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **13697 Old Hickory Blvd, Antioch, Tennessee 37013**.

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF AUGUST, 2025

M.D. Kennedy
George David Kennedy

Jack S. Kennedy III by M.D. Kennedy Attorney in Fact
Jack S Kennedy, III, by George David Kennedy, Attorney In Fact

Kimberly A. Kennedy by M.D. Kennedy Attorney in Fact
Kimberly A Kennedy, by George David Kennedy, Attorney In Fact

Cassandra Kennedy by M.D. Kennedy Attorney in Fact
Cassandra Kennedy, by George David Kennedy, Attorney In Fact

Christopher Allan Kennedy by M.D. Kennedy Attorney in Fact
Christopher Allan Kennedy, by George David Kennedy, Attorney In Fact

Felix Bivens III by M.D. Kennedy Attorney in Fact
Felix Bivens, III, by George David Kennedy, Attorney In Fact

Felicia Lestine Bivens by M.D. Kennedy Attorney in Fact
Felicia Lestine Bivens, by George David Kennedy, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE DAVID KENNEDY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 15th day of August, 2025

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029 DAVIDSON COUNTY

Notary Public
My Commission Expires _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE DAVID KENNEDY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JACK S KENNEDY, III, KIMBERLY A KENNEDY, CASSANDRA KENNEDY, CHRISTOPHER ALLAN KENNEDY, FELIX BIVENS, III, AND FELICIA LESTINE BIVENS, and who acknowledged he/she/they executed the same as the free act and deed of the said JACK S KENNEDY, III, KIMBERLY A. KENNEDY, CASSANDRA KENNEDY, CHRISTOPHER ALLAN KENNEDY, FELIX BIVENS, III, AND FELICIA LESTINE BIVENS Pursuant to Power of Attorney of Record in Instrument Nos 20250819-0066315, 20250819-0066316, 20250819-0066317, 20250819-0066318, 20250819-0066319, and 20250819-0066320, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 15th day of August, 2025

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/22/2029 DAVIDSON COUNTY

Notary Public
My Commission Expires _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212