THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250952106** Karen Johnson Davidson County Batch # 1329617 DEEDWARR 10/02/2025 02:19:21 PM 2 pgs Fees: $13.00 Taxes: $7,437.00 20251002-0078660	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,010,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2025. Notary Public My Commission Expires:

ELIZABETH ANNE MINGUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 07, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gregg Richard Kendrick and Jennifer Ashworth Kendrick 4005 Estes Road Nashville TN 37215	~~New Owner~~ Navy Federal Credit Union 820 Follin Lane Vienna, VA 22180	Tax Parcel ID No. 116 16 0 062.00

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, **Benajah Bonner and Molly Bonner, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Gregg Richard Kendrick and Jennifer Ashworth Kendrick, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the plan of the division of the HENRY W. COMPTON ESTATE, as of record in Plan Book 2, Page 58, Chancery Court at Nashville, described according to a survey made January 14, 1937, by W.B. Southgate, Surveyor, as follows: Beginning at a point in the Westerly margin of Estes Avenue, formerly known as Compton Road, 927 feet South of the Southwest intersection of said Avenue and Abbott Martin Road, being 285 feet South of the Southeast corner of the Webber Tract; thence Westwardly and parallel with Webber's Southerly line, 395 feet to a point 285 feet South of Webber's Southwest corner; thence Southwardly 135 feet to an iron pin; thence South 87 deg. 40' East 395 feet to an iron pin in the Westerly margin of said Avenue; thence with said Avenue, North 2 deg. 10' East 135 feet to the beginning.

Being the same property conveyed to Benajah Bonner and Wife, Molly Bonner, as tenants by the entirety, by Warranty Deed from Gilbert Grosvenor Edson, Jr., as Executor of the Estate of Elizabeth Thompson Edson, and Elizabeth Joy Edson Dougherty, Gilbert Grosvenor Edson, Jr., and Ann Rutledge Edson Gremillion (one and the same person formerly known as Ann Rutledge Edson), Individually, of record in Instrument No. 20131223-0129472, in the Register's Office of Davidson County, Tennessee, dated December 07, 2013, and recorded on December 23, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HENRY W. COMPTON ESTATE, as recorded in Plat Book 2, Page 58.

This is improved property located at 4005 Estes Road Nashville TN 37215

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 30th day of September, 2025.

Benajah Bonner

Molly Bonner by Benajah Bonner as Attorney-in-fact
AS 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, Benajah Bonner, 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 further acknowledged that he is the Attorney-in-Fact for Molly Bonner and that he is authorized by Molly Bonner to execute this instrument on their behalf.

Witness my hand, at office, this 30th day of September, 2025.

Notary Public
My Commission Expires: _____

