Prepared by
Record and Return to
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250952136

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $800,000.00

Affiant

Subscribed and sworn to before me, this 1st day of October, 2025.

Notary Public
My Commission Expires.

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE SEZEN YILMAZ MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Karen Johnson
Batch # 1329642
10/02/2025 12 15 PM
Fees $13 00 Taxes $2,960 00

Davidson County
DEEDWARR
2 pgs

20251002-0078700

WARRANTY DEED

Address New Owner	Send Tax Bills To	Tax Information:
Katherine Kemp 2806 Marlin Avenue Nashville TN 37215	New Owner	Tax Parcel ID No 104-14-0P-002.00 CO

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, **Jesse O. Wrenn and Audrey R. Wrenn, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Katherine Kemp**, ("Grantee"), her successors, 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 Unit No. 2 on the plan of Marlin Avenue Homes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Marlin Avenue Homes, a Horizontal Property Regime with Private Elements of record in Instrument No 20160609-0058173, amended in Instrument No. 20170105-0001588, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof

Being the same property conveyed to JESSE O WRENN AND AUDREY R WRENN, HUSBAND AND WIFE, by deed from SMKM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20180419-0037111, dated April 18, 2018, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 104-14-0P-002 00 CO.

Matters shown on the Plan of record in Plat Book 332, page 119, said Register's Office

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No 20160609-0058173 and amended in Instrument No 20170105-0001588, said Register's Office.

Shared Driveway Agreement of record in Book 7374, page 802, said Register's Office

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3982, page 144, said Register's Office

This is improved property located at 2806 Marlin Avenue 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 1st day of October, 2025

Jesse O Wrenn

Audrey R. Wrenn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jesse O Wrenn and Audrey R. Wrenn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 1st day of October, 2025

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026