WHEN RECORDED MAIL TO:
Sean and Tonya Kennedy
7392 Old Harding Pike
Nashville, TN 37221

Karen Johnson
Batch # 1340756
10/31/2025 11 53 48 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20251031-0086831

Tax Parcel Number: 142-10-0E-021.00-CO This Space for Recorder's Use Only

QUITCLAIM DEED

THIS DEED, made this 20th day of OCTOBER, 2025, BETWEEN Tonya M. Kennedy, f/k/a Tonya M. Hunt, a married person ("Grantor") and Sean L. Kennedy and Tonya M. Kennedy, and to such Successor Trustee(s) as may hereafter be appointed, as Trustee(s) of the Sean and Tonya Kennedy Family Trust (Revocable Living Trust) dated the 19th day of December, 2024, ("Grantee"), whose address is 7392 Old Harding Pike, Nashville, TN 37221,

WITNESSETH, That Grantor, for and in consideration of the sum of ONE DOLLAR ($1.00) to Grantor in hand paid by the Grantee, the receipt whereof is hereby confessed and acknowledged, have remised, released, sold, conveyed and Quitclaimed, and by these presents do remise, release, sell, convey and Quitclaim unto Grantee its successors and assigns forever, all the right, title, interest, claim and demand which Grantor has in and to the following described real property situate, lying and being in the County of Davidson and State of Tennessee to-wit:

Land in Davidson County, Tennessee, Being Unit No. 21, as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Bellevue Station, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20160108-0001959, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Property Address: 7392 Old Harding Pike, Nashville, TN 37221

This conveyance is subject to all easements, rights of way, mineral leases, conveyances and reservations, that may be of record.

Being the same land conveyed to Tonya M. Hunt with Instrument No. 20210503-0059276, Davidson County, Tennessee.

To Have and to Hold the Same, Together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee, its heirs and assigns forever.

In Witness Whereof, The Grantor has hereunto set her hand and seal the day and year first above written.

Tonya M. Kennedy

Sean L. Kennedy (spouse)

STATE OF TENNESSEE)
) ss. ACKNOWLEDGMENT
COUNTY OF Davidson)

On the 20 day of October, 2025, before me, the undersigned, a Notary Public in and for the said State, personally appeared Sean L. Kennedy and Tonya M. Kennedy, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein stated.

WITNESS my hand and official seal.

My commission expires: 06/17/2028.

Notary Public

YATRI HADIYA
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY
My Commission Expires 06-17-2028

Name and address of the property owner and the person responsible for the payment of the taxes:
Sean and Tonya Kennedy Family Trust
c/o Sean L. Kennedy and Tonya M. Kennedy
7392 Old Harding Pike
Nashville, TN 37221

Prepared by:
Jarred Kibbey, Attorney at Law
8201 Ranch Blvd., Suite B-1
Little Rock, AR 72223

AFFIDAVIT

We, the undersigned, hereby swear or affirm that, to the best of our knowledge, information and belief, the actual consideration for this transfer is zero ($0.00).

Tonya M. Kennedy

STATE OF TENNESSEE)
)ss.
COUNTY OF Davidson)

Subscribed and sworn to before me this 20 day of October, 2025.

Notary Public

YATRI HADIYA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-17-2028

My Commission Expires:
06/17/2028