RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
2615 MEDICAL CENTER PKWY. STE. 1560
MURFREESBORO, TN 37129
VT251000119

WARRANTY DEED

Karen Johnson
Batch # 1346911
11/17/2025 09 37 19 AM
Fees $13 00 Taxes $1,143 30

Davidson County
DEEDWARR
2 pgs

20251117-0091259

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$309,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this the 14th day of November, 2025

Notary Public

MY COMMISSION EXPIRES:

C. VINCENT
NOTARY STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-16-2029

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 2615 MEDICAL CENTER PKWY. STE. 1560, MURFREESBORO, TN 37129

ADDRESS OF NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Terry L. Kemp **Tammy L. Kemp, and Tara L. Kemp** **14084 Old Hickory Blvd.** **Cane Ridge, TN 37013**	**SAME**	**133-13*0-084.00**

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, WE,

David S. Griggs and Sharon W. Robinson, Co-Executors of the Estate of Lois G. Jennette

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

Terry L. Kemp and Tammy L. Kemp, Husband and Wife and Tara L. Kemp as tenants in common with right of survivorship

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. 27 on the Plan of Abbay Hall, Section I, as shown on plat of record in Plat Book 2331, Page 18, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Morris N. Jennette and wife, Lois G. Jennette, by Deed from Billy G. Wingrove and wife, Mary F. Wingrove, dated 10/31/1968 and recorded 11/4/1968 in Book 4283, Page 919, in the Register's Office of Davidson County, Tennessee. The said Morris N. Jennette having since predeceased Lois G. Jennette on or about April 3, 2022. The said Lois G. Jennette having since died testate on November 24, 2024, with her estate being probated under Case No. 25PR-14150 in the Probate Court for Williamson County, Tennessee. By her Last Will and Testament, she appointed David L. Griggs and Sharon W. Robinson to serve as Co-Executors of her Estate.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **531 Elysian Fields Road, Nashville, TN 37211**
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, their heirs and assigns forever, and we do covenant with 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 our hands this 14th day of November, 2025.

Estate of Lois G. Jennette

BY: _____
David L. Griggs, Co-Executor

BY _____
Sharon W. Robinson, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David S Griggs and Sharon W Robinson, Co-Executors of the Estate of Lois G Jennette the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this 14th day of November, 2025

Commission Expires._____ _____
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-16-2029