Karen Johnson Davidson County
Batch# 1379081 DEEDWARR
02/11/2026 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $4,939.50
20260211-0010588

WARRANTY DEED

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE MILLION THREE HUNDRED THIRTY FIVE THOUSAND AND 00/100 (1,335,000.00).

Kayla Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
WILLIAM W. BARBOUR AND JESSICA ALEXIS HAYES (NAME)	**NEW OWNER** (NAME)	**116 08 0 028.00**
198 KENNER AVENUE NASHVILLE, TN 37205 (ADDRESS)	**198 Kenner Avenue Nashville, TN 37205** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 2nd day of February, 2026, the undersigned, **KATHLEEN MAGEE JAUNICH, TRUSTEE OF THE JAUNICH 2012 IRREVOCABLE GRANDCHILDREN'S TRUST F/B/O KYLE TELFORD JAUNICH DATED APRIL 30, 2012**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **WILLIAM W. BARBOUR AND JESSICA ALEXIS HAYES, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **198 KENNER AVENUE, NASHVILLE, TN 37205** and more particularly described as follows:

Land in Davidson County, Tennessee, being the Southeasterly 66 feet front of Lot No. 28 on the Plan of KENNER-MANNOR LAND COMPANY'S SECOND SUBDIVISION OF THE KENNER TRACT, as of record in Plat Book 421, Page 100, Register's Office for Davidson County, Tennessee and described as follows:

Beginning on the Northeasterly margin of Kenner Avenue at the corner of Lots 28 and 29; thence with the Northeasterly margin of said Avenue, Northwesterly 66 feet; thence Northeasterly parallel with the line between said two lots 180 feet, more or less, to the Southwesterly margin of a 10 foot reserved strip; thence with the Southwesterly margin of said strip, Southeasterly 82 feet, more or less, to the corner of said Lots Nos 28 and 29; thence Southwesterly with the line between said two lots, 230 feet to the beginning.

Being the same property conveyed to Kathleen Magee Jaunich, as Trustee of The Jaunich 2012 Irrevocable Grandchildren's Trust f/b/o Kyle Telford Jaunich dated April 30, 2012, by Quitclaim Deed from Kathleen Magee Jaunich, as Trustee of The Jaunich 2012 Irrevocable Grandchildren's Trust f/b/o Kyle Telford Jaunich dated April 30, 2012, of record in Instrument No. 20250626-0050480, in the Register's Office of Davidson County, Tennessee, dated June 5, 2025 and recorded on June 26, 2025.

Please note the recorded Certification of Trust under Instrument # 20260130-

0006531 and recorded Specific Power of Attorney under Instrument # 20260130-0006534 in the Register Office of Davidson County, Tennessee.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 2nd day of February, 2026.

GRANTOR: THE JAUNICH 2012 IRREVOCABLE GRANDCHILDREN'S TRUST F/B/O KYLE TELFORD JAUNICH DATED APRIL 30, 2012

Kathleen Magee Jaunich, Trustee by Kyle Telford Jaunich, her Attorney-In-Fact

KATHLEEN MAGEE JAUNICH, TRUSTEE BY KYLE TELFORD JAUNICH, HER ATTORNEY-IN-FACT

STATE OF ILLINOIS)
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **KYLE TELFORD JAUNICH** with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Power of Attorney for **KATHLEEN MAGEE JAUNICH, THE TRUSTEE OF THE JAUNICH 2012 IRREVOCABLE GRANDCHILDREN'S TRUST F/B/O KYLE TELFORD JAUNICH DATED APRIL 30, 2012**, of record in the Davidson County Register of Deeds as Instrument Number 20260130-0006534 and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of Kathleen Magee Jaunich, the Trustee of The Jaunich 2012 Irrevocable Grandchildren's Trust f/b/o Kyle Telford Jaunich dated April 30, 2012 the within named Grantor, and that they in such capacity as Authorized Power of Attorney executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Trustee as Authorized Power of Attorney.

WITNESS my hand, at office, on this 2nd day of February, 2026.

Hemant Kapoor
Notary Public

03/09/2026
My Commission Expires

OFFICIAL SEAL
HEMANT KAPOOR
Notary Public, State of Illinois
Commission No. 948044
My Commission Expires
March 09, 2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 2, 2026

Affiant Signature

February 2, 2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 2 day of February, 20 26.

Notary Public

Notary's Seal:

