Karen Johnson Davidson County
Batch# 1382359 DEEDWARR
02/17/2026 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,812.63
20260217-0012651

WARRANTY DEED

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No. ML-26-1099

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Maury
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 th day of February, 2026

Notary Public

MY COMMISSION EXPIRES: 4.25.29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lori D. Kennedy and Billy D. Kennedy	NEW OWNER	
(NAME)	(NAME)	
807 21st Avenue North		092-07-0D-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Patton C. Ahumada, single man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lori D. Kennedy and Billy D. Kennedy,** wife & husband HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 811 21ST Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 811 21ST Avenue Townhomes, a Horizontal Property Regime, of record in Instrument No. 20161214-0131149, as Amended in Instrument No. 20191108-0115831, in the Register's office for Davidson County, Tennessee.

Being the same property conveyed to Lance Garrison, a single man by Warranty Deed from Grant Ventures LLC, a Tennessee limited liability company of record in Instrument No. 20200715-0077524 Register's Office for Davidson County, Tennessee, dated July 15, 2020 and recorded on July 15, 2020.

Being the same property conveyed to Patton C Ahumada, single man by Warranty Deed from Lance Garrison, a married man of record in Instrument No. 20250819-0066106 Register's Office for Davidson County, Tennessee, dated August 14, 2025 and recorded on August 19, 2025.

This is property more commonly known as 807 21st Avenue North, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 9th day of February, 2026.

Patton C. Ahumada

STATE OF GEORGIA
COUNTY OF Fulton

On this 9th day of February, 2026, before me personally appeared Patton C. Ahumada, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of February, 2026.

Notary Signature
My commission expires: 02/13/2028

CHARLES BRUCE SINGLETON JR.
NOTARY
EXPIRES
GEORGIA
02/13/2028
PUBLIC
NEWTON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Feb. 9, 2026.

Affiant
Date: February 17, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 17 day of February 2026

Notary Public

My Commission Expires: 7/30/29

William S. Corley
STATE OF TENNESSEE NOTARY PUBLIC
Williamson COUNTY