Karen Johnson
Batch # 1386016
02/26/2026 10:17:42 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260226-0015286

QUITCLAIM DEED

State of Georgia
County of Cherokee
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Billy Kennedy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February 2026.

Bobbie Jo Wilson
Notary Public

MY COMMISSION EXPIRES: 5/16/2027
(AFFIX SEAL)

BOBBIE JO WILSON NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 16, 2027

THIS INSTRUMENT WAS PREPARED BY
Kelly Greene Elrod, 130 Wilson Pike Circle, Brentwood, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kennedy Nashvegas Investments LLC	Kennedy Nashvegas Investments LLC	
(NAME) 460 English Ivy Way	(NAME) 460 English Ivy Way	092-07-0D-001.00-CO
(ADDRESS) Woodstock GA 30188	(ADDRESS) Woodstock, GA 30188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lori D. Kennedy and Billy D. Kennedy, wife and husband**, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **Kennedy Nashvegas Investments, LLC, a Georgia Limited Liability Company**, hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Rutherford 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 Lori D. Kennedy and Billy D. Kennedy, wife and husband by Warranty Deed from Patton C Ahumada, single man of record in Instrument No. 20260217-0012651 Register's Office for Davidson County, Tennessee, dated February 9, 2026 and recorded on February 17, 2026.

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.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer, who makes no representation other than that it has been accurately transcribed from information provided.

NO TITLE OPINION REQUESTED, NONE RENDERED.

INFORMATION PROVIDED BY PARTIES.

NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness our hands this 24th day of February 2026.

Lori D. Kennedy

Billy D. Kennedy

State of Georgia
County of Cherokee

Personally appeared before me Lori D. Kennedy and Billy D. Kennedy, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of February, 2026.

Notary Public:

My Commission Expires: 5/16/27

BOBBIE JO WILSON NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 16, 2027