RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LMJ-37492-26

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1388934 DEEDWARR
03/05/2026 09:03:29 AM 2 pgs
Fees: $13.00 Taxes: $1,117.40
20260305-0017593

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of March, 2026

NOTARY PUBLIC

My commission expires: 1/30/29

MATTHEW CROWNING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JAN 30, 2029

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darrin Turner and Kendall Beaty 2804 Penn Meade Drive Nashville, TN 37214	Same address as new owner	052-13-0A-023-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TWO THOUSAND AND 00/100 Dollars ($302,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES D. NAFF, A MARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KENDALL BEATY, AN UNMARRIED WOMAN, AND DARRIN TURNER, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 23 as created and established by the Master Deed and By-Laws for River Glen, a Horizontal Property Regime, of record in Book 7566, page 571, Register's Office for Davidson County, Tennessee, and as shown and described on the Plan for River Glen, Phase I, of record in Book 6900, page 671, Register's Office for Davidson County, Tennessee, to all of which reference is here made for a complete description, together with an undivided percentage interest in the common elements allocated to said Unit as set forth in said Master Deed and By-Laws, as may be from time to time amended as provided therein.

Being the same property conveyed to James D. Naff from Charles R. Fuller and wife, Kathie M. Fuller by Warranty Deed dated May 30, 2000, and recorded June 1, 2000, in Instrument Number 20000601-0054425, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 2804 Penn Meade Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Joel Jones joins in this conveyance to convey any interest he may have in the subject property as the spouse of James D. Naff

WITNESS MY/OUR HANDS, this 3rd day of March, 2026

GRANTOR(S)

James D. Naff

Joel Jones

STATE OF TENNESSEE Vermont
COUNTY OF Rutland

Personally appeared before me, a Notary Public, James D. Naff and Joel Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 3 day of March, 2026.

Notary Public

Roger A Hamilton
Notary Public, State of Vermont
Commission No. 157.0006091
My Commission Expires 1/31/2027

Roger A Hamilton
Printed Notary Name

My commission expires: 1/31/27