Karen Johnson Davidson County
Batch# 1408841 DEEDWARR
04/20/2026 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20260420-0032456

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 05-24-2028
(AFFIX SEAL)

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

05-NSH26-11124

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Kenwood EP, LLC, a Delaware Limited Liability Company 1329 Kenwood Drive Nashville, TN 37216	New owner	061-12-0-018.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gloria A. Gregory, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kenwood EP, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantees, their successors 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. 9, of Block "H" on the Plan of Jackson Park, Section 3, not of record, described according to a survey made by W.B. Southgate, Surveyor, in 1930 as follows:

Beginning on the Northerly margin of Kenwood Drive, at the corner of Lots Nos. 7 and 9; thence with the line between said lots, Northwardly 295 feet to the Southerly line of Lot No. 11; thence with the South line of Lots Nos. 11, 12 and 13, Eastwardly 200 feet to the Northeast corner of Lot No. 9; thence with the East line of said lot, Southwardly 295 feet to the Northerly margin of Kenwood Drive; thence with the Northerly margin of said Drive, Westwardly 200 feet to the Beginning.

Being the same property conveyed to Gloria A. Gregory, unmarried, by Warranty Deed from Donnie H. Masters and Mary A. Masters, husband and wife, of record in Instrument Number 20070831-0104836, Register's Office for Davidson County, Tennessee, dated August 30, 2007 and recorded on August 31, 2007.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **1329 Kenwood Drive, Nashville, TN 37216**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 16th day of April, 2026

Gloria A. Gregory

Gloria A. Gregory

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gloria A. Gregory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 16th day of April, 2026.

Notary Public

My Commission Expires: 02|10|2030

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-10-2030

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 16, April 2026.

Custodian's Signature — Date: 04/17/2026

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 17 day of April 2026.

Notary Public

MY COMMISSION EXPIRES: 05-24-2028

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY