Karen Johnson Davidson County
Batch# 1415546 DEEDWARR
05/05/2026 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20260505-0040042

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue, Ste 540
Nashville, TN 37203
P26-9528-WE

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 715,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF April, 2026

Notary Public

MY COMMISSION EXPIRES: 3-20-28

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara Elizabeth Garrett	Guaranteed Rate Inc.	
2013 D Scott Avenue	3940N Ravenswood Ave.	072-14-2E-004.00-CO
Nashville, TN 37206	Chicago, IL 60613	
(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, WE,
Robert Thomas Kinney and Theresa Marie Kinney, husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Sara Elizabeth Garrett, unmarried woman,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit B2 of the Homes at 2013 Scott Avenue, a Horizontal Property Regime with Private Elements as established by the Declaration of Covenants, Conditions and Restrictions for the Homes at 2013 Scott Avenue, a Horizontal Property Regime with Private Elements field in Instrument Number 20151023-0108005, and as more particularly described on Exhibit "B" of said Declaration, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, and any other interests appurtenant to such units.

Being the same property conveyed to Robert Thomas Kinney and Theresa Marie Kinney, husband and wife by Warranty Deed from Nicholas J. Sager, a single man of record in Instrument No. 20210326-0039951 Register's Office for Davidson County, Tennessee, dated March 25, 2021 and recorded on March 26, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This improved property is known as **2013 D Scott Avenue, Nashville, TN 37206**

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 our hands this the 30 day of April, 2026.

Robert Thomas Kinney

Theresa Marie Kinney

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Thomas Kinney and Theresa Marie Kinney,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of April, 2026.

My Commission expires: Nov 8, 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 4/30/26. (date of document).

Affiant Signature

5/4/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

