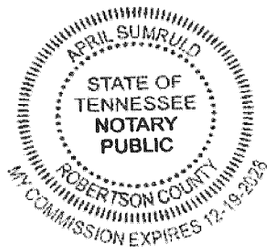
Karen Johnson Davidson County
Batch# 1418033 DEEDWARR
05/08/2026 12:38:30 PM 4 pgs
Fees: $23.00 Taxes: $2,294.00
20260508-0041721

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $620,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 30th day of April, 2026.

Notary Public

My commission expires: 12/19/28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kristin Kenney and Lokesh Bidhan	Bank of Tennessee	071-14-0L-007.00-CO
265 Adams Street	301 E. Center St.	
Oakland, CA 94610	Kingsport, TN 37660	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KOLE BOSWORTH N/K/A KOLE JEWELL, A MARRIED PERSON, AND JIMMY CARRERA, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KRISTIN KENNEY AND LOKESH BIDHAN, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 7 of 101 Fern Avenue Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 101 Fern Avenue Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20171019-0107357, as revised in Instrument No. 20180306-0021129 and in Instrument No. 20190307-0021162, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 101 Fern Avenue Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. Instrument No. 20171019-0107357, as revised in Instrument No. 20180306-0021129 and in Instrument No. 20190307-002116, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Kole Bosworth and Jimmy Carrera, Tenants in common with rights of survivorship by Warranty Deed from RF Real Estate Investments, LLC of record in Instrument No. 20200622-0066509 Register's Office for Davidson County, Tennessee, dated June 19, 2020 and recorded on June 22, 2020.

Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 99 Fern Avenue, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of April, 2026.

Kole Bosworth

Kole Bosworth

STATE OF Florida
COUNTY OF Pinellas

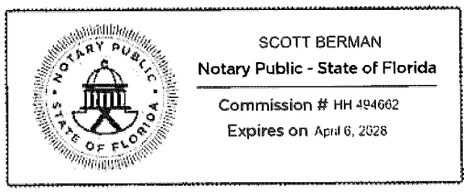
Personally appeared by audio-video communication before me, the undersigned, a Notary Public in and for the County and State, the within named Kole Bosworth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

Scott Berman

Notary Public

My Commission Expires: 04/06/2028



Notarized remotely online using communication technology via Proof.

Jimmy Carrera

Jimmy Carrera

STATE OF Florida
COUNTY OF St Lucie

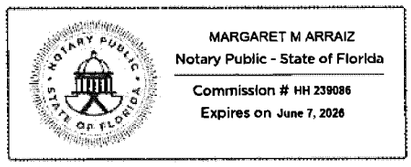
Personally appeared by audio-video communication before me, the undersigned, a Notary Public in and for the County and State, the within named Jimmy Carrera, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

Margaret M Arraiz

Notary Public

My Commission Expires: 06/07/2026



Notarized remotely online using communication technology via Proof.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 30, 2026

Affiant Signature

8th day of May, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202605080041721