WARRANTY DEED

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 day of May, 2026 .

Notary Public

My Commission Expires: 02/10/2030

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

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Danny Scmidt and Carrie Elkin	**NEW OWNERS**	061-16-0-239.00
4006 Kennedy Avenue		
Nashville, TN 37216		

Karen Johnson Davidson County
Batch# 1419468 DEEDWARR
05/12/2026 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,339.40
20260512-0042817

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Eleanor M. Thompson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Danny Schmidt and Carrie Elkin, husband and wife, 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 the northerly 60 feet of lots Nos. 54, 55 and 56 and 57 in Block "C" on the Map of Sunnymeade Subdivision, as of record in Book 974, pages 56 and 57, Register's Office for said County.

According to a copy of a survey thereon by Hal R. Swann, Jr., Surveyor, said part of lots fronts 60 feet on the easterly side of Kennedy Avenue and run back between parallel lines 200 feet to the west line of lot 258.

Being the same property conveyed to James E. Thompson and wife Eleanor M. Thompson by Warranty Deed from Thomas J. Miller and wife Rosemarie Miller of record in Book 4252, Page 968, Register's Office for Davidson County, Tennessee, dated July 19, 1968 and recorded on July 22, 1968.

James E. Thompson deceased on or about May 28, 2013 leaving Eleanor M. Thompson as surviving by the entirety.

This conveyance is subject to the following:

Subject to any and all easements and minimum building setback lines of record.

Subject to all matters as shown on plat of record in Plat Book 974, Pages 56 and 57, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4729, Page 249, said Register's Office.

Taxes for the year 2026 are a lien, not yet due and payable and subsequent years.

This is unimproved X improved property, known as 4006 Kennedy Avenue, 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 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 my hand this 1 day of May, 2026.

Eleanor M. Thompson

Eleanor M. Thompson

STATE OF TENNESSEE
COUNTY OF Williamson

On this 1 day of May, 2026, before me personally appeared Eleanor M. Thompson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1 day of May, 2026.

Notary Signature
My commission expires: 3-6-2029

GARY W. TEMPLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 1, MAY 2026.

Custodian's Signature — 05/12/2026 Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 12 day of MAY 2026.

Notary Public

MY COMMISSION EXPIRES: 05-24-2028

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202605120042817