This instrument prepared by:
Momentum Title, LLC - Nashville
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 16-7806-AJ

Karen Johnson Davidson County
Batch# 1420109 DEEDWARR
05/14/2026 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20260514-0043402

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of May, 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-8-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Darren M. Kennedy Elisabeth R. Kennedy 842 Tyne Boulevard Nashville, TN 37220	Pinnacle Bank, a Tennessee bank 21 Platform Way South Ste 2300 Nashville, TN 37203	145 02 0 064.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Brock A. Harris, unmarried** (individually and/or collectively, "Grantor"), transfer and convey unto **Darren M. Kennedy and Elisabeth R. Kennedy, husband and wife** (individually and/or collectively, "Grantee"), 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. 2-A, LOT 2, A RE-SUB OF LOTS 2 & 3 OF THE RESUBDIVISION OF LOT 29, TYNE CREST, of record in Plat Book 5210, Page 340, as amended in Plat Book 5800, Page 380, as amended in Plat Book 6250, Page 119, all in the Register's Office for Davidson County, Tennessee, to which plan and record thereof is herein made for a more detailed and complete description.

Being the same property conveyed to Brock A. Harris, Unmarried, by Warranty Deed from Michael Ford and Spouse, Shelly Foster-Ford, of record in Instrument No. 20181213-0121266, in the Register's Office of Davidson County, Tennessee, dated December 12, 2018 and recorded on December 13, 2018.

This is improved property located at: **1468 Tyne Boulevard, Nashville, TN 37215**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of May, 2026.

GRANTOR:

Brock A. Harris

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brock A. Harris, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of May, 2026.

Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov 17, 2029

202605140043402

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 5-13-2026.

Affiant Signature — Date: 5-13-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5-13-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY