NEW OWNER:
Marian Mansour and Hany Mansour
419 Whitley Way
Mount Juliet, TN 37122

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 26-0889

Map & Parcel
086120A09700

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1433448 DEEDWARR
06/15/2026 03:56:30 PM 4 pgs
Fees: $23.00 Taxes: $1,702.00
20260615-0054092

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Sixty Thousand and 00/100 Dollars ($460,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KYLE KENNEDY and LIEREN KENNEDY, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **MARIAN MANSOUR and HANY MANSOUR, wife and husband,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **2nd** Civil District of **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in the 2nd Civil District of DAVIDSON County, Tennessee, within the 12th Councilmanic District and being known and designated as all of Lot No. 97, Section Three, Tulip Grove Pointe, as shown on the plat of the same, of record in Instrument No. 20140328-0025675, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to KYLE KENNEDY and LIEREN KENNEDY, husband and wife, by Quitclaim Deed from Phillip D. Bodiford, a married man, dated October 14, 2020, and of record in Instrument No. 20201022-0122950, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to KYLE KENNEDY, a single man, and LIEREN BODIFORD, a single woman, and PHILLIP D. BODIFORD, a married man, as tenants in common with right of survivorship by Warranty Deed from WRIGHT FARMS, L.L.C., a Tennessee limited liability company, dated October 19, 2016, and of record in Instrument No. 20161021-0111249, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **240 WINDMILL TRAIL, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20140328-0025675, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 12th day of June, 2026.

KYLE KENNEDY

LIEREN KENNEDY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KYLE KENNEDY and LIEREN KENNEDY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of June, 2026.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES FEBRUARY 02, 2030

****

The actual consideration or value, whichever is greater, for this transfer is **$460,000.00.**

Marian Mansour

AFFIANT

Sworn to and subscribed to before me this 12th day of June, 2026.

NOTARY PUBLIC

My commission expires: 10/4/27

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

Certificate of Authenticity

I, Tuwana J. Bryant, do hereby make an 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 June 12, 2026

Tuwana J. Bryant

Name: Tuwana J. Bryant
Title: **Authorized Agent**

Date 6/15/26

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 6/15/26.

Jennifer Chandler-Cole
Notary Public

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

My Commission Expires: 10/04/2027