Karen Johnson Davidson County
Batch# 1438021 DEEDWARR
06/25/2026 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260625-0057240

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $525,000.00.

Affiant

Subscribed and sworn before me this the 23rd day of, June 2026

Notary Public
My commission expires: 3-21-2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Chase Kennedy<br>1649 Brockton Lane<br>Nashville, TN 37221 | Flat Branch Mtg. Inc<br>204 Corporate Lake Dr<br>Columbia, MO 65203 | 141-05-0A 576.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BAKER EDMOND REYNOLDS AND LAUREN WHITLEY FIELDS, TRUSTEES OF THE B&L TRUST**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **CHASE KENNEDY AND ARIELLE KENNEDY, HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No, 576 on the Plan of Final Plat Avondale, Phase 3, Section 1, Major Subdivision "Cluster Lot Subdivision" of record in Plat at Instrument No. 20140728-0066971, and amended in Inst. No 20190313 0023161, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The B&L Trust, Baker Edmond Reynolds and Lauren Whitley Fields, Trustees, by deed dated 12/30/2025, from Lauren W. Fields, Married (previously a single woman), of record in Instrument No. 20260106-0000699, Register's Office for said County.

Also being all of the same property conveyed to Lauren W. Fields, a single woman, by deed from Dennis Taylor and Sara Taylor, husband and wife, of record in Instrument No. 20190506-0042071, dated 04/26/2019, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1649 Brockton Lane, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 23 day of June, 2026.

The B&L Trust

By: Baker Edmond Reynolds, Trustee

By: Lauren Whitley Fields, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Baker Edmond Reynolds and Lauren Whitley Fields, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged Baker Edmond Reynolds and Lauren Whitley Fields to be the Trustees of the within named bargainor, The B&L Trust, and that Baker Edmond Reynolds and Lauren Whitley Fields, as such Trustees executed the foregoing instrument for the purposes therein contained by signing the name of The B&L Trust by the said Baker Edmond Reynolds and Lauren Whitley Fields as such Trustees.

Witness my hand and official seal this 23 day of June, 2026.

My Commission Expires:
9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

I, Kirsten Virden, 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 6-23-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 6-23-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of June, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

