Karen Johnson Davidson County
Batch# 1439019 DEEDWARR
06/29/2026 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $6,290.00
20260629-0058695

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES: 11-5-29

(AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jared Hill and Molly Kennedy	NEW OWNER	
(NAME)	(NAME)	103 04 0 267.00
4106 Idaho Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **CHRISTOPHER CONLEY, UNMARRIED AND MEREDITH CONLEY, UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JARED HILL AND MOLLY KENNEDY, HUSBAND 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 Lot No. 12, on the Plan of CHARLOTTE AVE CHURCH OF CHRIST ADDITION TO WEST NASHVILLE, as of record in Plat Book 547, Page 199, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Conley and Meredith Conley as joint tenants with right of survivorship, by Quitclaim Deed from Christopher Conley, unmarried man, of record in Instrument No. 20190516-0046061, in the Register's Office of Davidson County, Tennessee, dated April 25, 2019, and recorded on May 16, 2019.

Being the same property conveyed to Christopher Conley, Unmarried, by Warranty Deed from 114 Property, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190429-0039097, in the Register's Office of Davidson County, Tennessee, dated April 25, 2019, and recorded on April 29, 2019.

This instrument is executed by the signature of Meredith Conley as Attorney- in- Fact Christopher Conley, which Power of Attorney is recorded in Instrument No. 20260629005869**4**, **Register's Office for Davidson County, Tennessee.**

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ / improved x property, known as 4106 Idaho Ave, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 26th day of June, 2026

Christopher Conley by Meredith Conley attorney in fact

Christopher Conley by Meredith Conley as his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Meredith Conley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for Christopher Conley, and that this instrument was executed on behalf of the said Christopher Conley for the purposes therein contained.

Witness my hand and official seal this 26th day of June, 2026.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission expires:

Notary Public

My Commission Expires 10/4/27

Witness my hand this 26th day of June, 2026

Meredith Conley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Meredith Conley, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26 day of June, 2026.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

True Copy Certification

I, Tracey Perry, 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 is a true and correct copy of the original document executed and authenticated according to law on June 26, 2026

Tracey Perry
Signature

Date: 6-26-26

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 26 day of June, 2026

Notary Public

My commission Expires: _____

SEAL

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2026