Karen Johnson Davidson County
Batch# 1451468 DEEDWARR
07/24/2026 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20260724-0067590

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd DAY OF July, 2026.

NOTARY PUBLIC
My Commission expires: 2/26/29

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 26070024

Address of New Owner	Send Tax Bills To:	Tax Information:
Zane Scott Kennedy 1219 Elliston Street Old Hickory, TN 37138	Same	053-03-0-025.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Nicholas DiAngelo, married,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Zane Scott Kennedy, an unmarried man,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 64 and 64-A on the Plan of Section "C" of the Village of Old Hickory, as shown on plans of record in Book 1424, Page 66, and Book 1835, Page 2, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the westerly side of DeBow Street at the corner of Lot Nos. 63-A and 64-A; thence with the line between said lots westwardly 61.5 feet to the corner of Lot Nos. 63 and 64; thence with the line between said lots westwardly 72.9 feet to the easterly margin of Elliston Street; thence with said Street southwardly 54.9 feet to the corner of Lot Nos. 64 and 65; thence with the line between said lots eastwardly 72.8 feet to the corner of Lot Nos. 59 and 59-A; thence with the line between Lot Nos. 59-A and 64, northwardly 20 feet to the southwest corner of Lot No. 64-A; thence with the south line of said lot eastwardly 61.4 feet to the westerly margin of DeBow street; thence with said Street northwardly 34.9 feet to the beginning.

Being the same property conveyed to Nicholas DiAngelo, a single man, by Warranty Deed from Jean-Michel Prophete, a single man, and Fabienne Ribe, a single woman, dated 07/01/2020 and recorded on 07/06/2020 in Instrument No. 20200706-0072292, Register's Office for Davidson County, Tennessee.

This is property generally located:
1219 Elliston Street, Old Hickory, TN 37138

SUBJECT TO THE FOLLOWING:

1. 2026 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 1424, Page 66, and Book 1835, Page 2, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record in Book 2447, Page 151, Register's Office for Davidson County, Tennessee.

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

Kathryn DiAngelo joins in the execution of this deed to evidence her consent to the actions and conveyance by the Grantor(s) herein. Further, she does hereby convey unto Grantee(s) all right, title and interest that she may have in the above-described property as a result of being the spouse of **Nicholas DiAngelo**, however, does not join in the warranties made herein by the Grantor(s).

IN WITNESS WHEREOF, **Nicholas DiAngelo and Kathryn DiAngelo** have caused this instrument to be executed, this the 22nd day of July, 2026.

Nicholas DiAngelo

Kathryn DiAngelo

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Nicholas DiAngelo and Kathryn DiAngelo,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 22nd day of July, 2026.

My Commission expires: 2-10-29

NOTARY PUBLIC

KAYTLYN N. SAUNDERS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 02-10-2029

Certificate of Authenticity

I, Ryan Lux, 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 **July 22, 2026**.

Date

Affiant Signature

07/22/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22nd** day of **July**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029