WARRANTY DEED

Karen Johnson
Batch # 1453285
08/03/2026 01:42:57 PM
Fees: $13.00 Taxes: $1,045.25

Davidson County
DEEDWARR
2 pgs

20260803-0071267

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/8/28

(AFFIX SEAL)

S-MC-26-304

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chris Thomas	**NEW OWNER**	
(NAME)	(NAME)	**071-07-0-287.00**
128 Dylan Woods Drive		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFF KENDIG, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRIS THOMAS, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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, of the Resubdivision Plat Lot No. 28, Map of Trinity Heights, T. W. Crutchers' Trustee Subdivision of Lot 3 William White Lands, of record in Instrument No. 20210930-0131879, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Jeff Kendig, by Warranty Deed from JDD Properties, LLC, a Tennessee limited liability company dated July 22, 2020 and recorded July 27, 2020 in Instrument No. 20200727-0081909, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Subject to all matters shown on the Plan of record as Instrument Number 20210930-0131879 and Plat Book 332, Page 4, Register's Office of Davidson County, Tennessee.
- Subject to a Deed Restriction that shall read: If two structures are erected side by side on the lot by the Grantee or its successors and or assigns, Grantee agrees to connect the two structures together, or shall be allowed to not connect them if the structures are built one in the front and one in the back. Additionally, zoning of the property shall not be changed to increase the density or use to any zoning greater than R6-A. This Deed Restriction shall remain valid until July 30, 2046.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **304 Edwin Street, Nashville, Tennessee 37207**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 30th DAY OF JULY, 2026.

Jeff Kendig

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of July, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212