Karen Johnson Davidson County
Batch# 1453304 DEEDWARR
08/03/2026 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,923.63
20260803-0071287

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64551
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John Gerald McMahon Olivia Mae McMahon 7729 Dan Kestner Drive Nashville, TN 37221	**New Owner** **At Property**

TAX MAP PARCEL NUMBERS: 12810024000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$519,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mike B. Kennedy and Lisa Kennedy, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Gerald McMahon and Olivia Mae McMahon, husband and wife**, hereinafter called the **Grantee**, Grantee's 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. 10 on the Plan of Meade Vue Subdivision, First Revision, of record in Book 9700, page 58, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Mike B. Kennedy and Lisa Kennedy, husband and wife, by Warranty deed from Kathleen Bell Kimbro dated June 24, 2019 and recorded on June 27, 2019, of record in Inst. No. 20190627-0062306, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, page 58, said Register's Office, which shows setback lines and easements to which Plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 7461, page 462, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 7729 Dan Kestner Drive, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on the date set forth in the notary acknowledgment.

Mike B. Kennedy

Lisa Kennedy

State of Tennessee

County of Davidson

On this 30th day of July, 2026 before me the undersigned authority, personally appeared Mike B. Kennedy and Lisa Kennedy, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $519,900.00.

Affiant

Sworn and subscribed before me this 30th day of July, 2026.

Notary

My Commission Expires: 1/4/2027

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Harly Pickerign, 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 7/30/26.

Date

Affiant Signature

7/30/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of July, 2026.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: _____
Date

Notary's Seal (if on paper)