Karen Johnson Davidson County
Batch# 1459726 DEEDWARR
08/14/2026 01:46:30 PM 4 pgs
Fees: $23.00 Taxes: $2,164.50
20260814-0076153

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF August, 20 26

Notary Public

MY COMMISSION EXPIRES: 5-12-30
(AFFIX SEAL)

MELISSA R SHAFFER NOTARY PUBLIC STATE OF TENNESSEE 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
Alexander Kenny and Christy Richardson Kenny	**Same As New Owner**	
(NAME) 7521 Oakledge Dr	(NAME)	181 10 0A 310.00
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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, **JENNIFER TALLEY AND BARRY TALLEY, HUSBAND AND WIFE AND NICHOLAS ADAMS REW, A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXANDER KENNY AND CHRISTY RICHARDSON KENNY**, 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. 1037, Plan of Autumn Oaks Subdivision, Phase 10B, of record in Instrument No. 20140331-0026145, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Jennifer Talley and Barry Talley, wife and husband, and Nicholas Adams Rew, a married man, as joint tenants with right of survivorship, by Warranty Deed from Edward Modrowski and Patricia Modrowski, husband and wife, of record in Instrument No. 20250227-0014827, in the Register's Office of Davidson County, Tennessee, dated February 27, 2025 and recorded on February 27, 2025.

Being the same property conveyed to Edward Modrowski and Patricia Modrowski, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20150715-0068882, in the Register's Office of Davidson County, Tennessee, dated July 09, 2015 and recorded on July 15, 2015.

The property described above has never been the residence of the grantor, Nicholas Adams Rew, and is not a marital asset.

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.

unimproved
This is improved x property, known as 7521 Oakledge Dr, Brentwood, TN 37027
(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 10 day of August, 2026

Jennifer Talley
JENNIFER TALLEY

Barry Talley
BARRY TALLEY

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 Jennifer Talley and Barry Talley 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 10 day of August, 2026.

Commission expires:

HOLDEN L. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPT 03, 2029

Notary Public

Witness my hand this 11 day of August, 2026

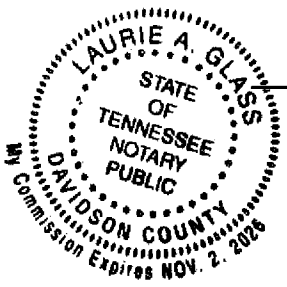
NICHOLAS ADAMS REW

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 Nicholas Adams Rew 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 11th day of August, 2026.

Commission expires:



Notary Public

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 8/11/26.

Affiant Signature

8/11/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 11 day of August, 2026.

Notary Signature

My Commission Expires: 5/12/30

