Karen Johnson Davidson County
Batch# 1459921 DEEDWARR
08/17/2026 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $3,681.50
20260817-0076384

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755079** CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $995,000.00. A. Allen Affiant Subscribed and sworn to before me, this 6th day of August, 2026. Carmen Coats Notary Public My Commission Expires: 11/5/29

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Taylor Edward Blankmeyer and Melissa McEnroe 6304B Henry Ford Drive Nashville TN 37209	~~New Owner~~ call LEGACY HOME LOANS 408 HIGHWAY 76 WHITE HOUSE, TN 37188	Tax Parcel ID No. 090 12 0I 002.00

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 of which is hereby acknowledged, **KDEN Home LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Taylor Edward Blankmeyer, an unmarried man, and Melissa McEnroe, an unmarried woman, as joint tenants with right of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of HOMES AT 6304 HENRY FORD DRIVE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 6304 HENRY FORD DRIVE, a Horizontal Property Regime, of record in Instrument Number 20241126-0092336 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to KDEN Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Ellis Real Estate, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20240916-0071171, in the Register's Office of Davidson County, Tennessee, dated September 12, 2024 and recorded on September 16, 2024.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Charlotte Park, Section II, as recorded in Plat Book 2663, Page(s) 23.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the establishing HOMES AT 6304 HENRY FORD DRIVE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS of record in Instrument No. 20241126-0092336; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2689, Page 38.

Charter for Charlotte Park Homeowners' Association, Inc, recorded in Instrument No 20200710-0075846 in the Register's Office of Davidson County

This is improved property located at 6304B Henry Ford Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of August, 2026.

KDEN Home LLC

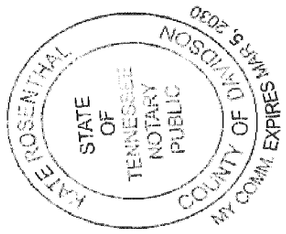
BY: _____
Brian Kennedy, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Brian Kennedy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of KDEN Homes, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 6th day of August, 2026.

_____
Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 6. 2026

Affiant Signature

12th day of August, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202608170076384