BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,000.00 x _____ Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF SEPTEMBER, 2026. _____ Notary Public MY COMMISSION EXPIRES: MARCH 5, 2030 (AFFIX SEAL)

Karen Johnson
Batch # 1472223
09/14/2026 10:24:00 AM
Fees: $13.00 Taxes: $2,401.30
20260914-0085014

Davidson County
DEEDWARR
2 pgs

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LAUREN R. CLAY	**LEGACY HOME LOANS, LLC DBA STEADFAST MORTGAGE**	**083-06-0-169.00**
(NAME) **2004 BENJAMIN STREET**	(NAME) **408 HIGHWAY 76**	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS) **WHITE HOUSE, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, TIMOTHY KENEFICK AND WIFE, KRISTIN MYERS KENEFICK, AND ROBERT DAVID YOUNG A/K/A ROBERT D. YOUNG AND WIFE, IDA KRISTIN JOHANSSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAUREN R. CLAY, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land being located in Davidson County, Tennessee, being the westerly 1/2 half of Lot No. 3, on the Map of Sneed & Hamilton's Re-Subdivision of Lots 2, 3, 7, 8, 9, 10,15, 16, 17, 18, N First Subdivision of Brownsville, as of record in Plat Book 161, page 149, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said westerly one- half of Lot No. 3 fronts 50 feet on the south side of Benjamin Street, formerly Locke Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to ROBERT YOUNG AND JANET BROOKS, by deed from BANKERS TRUST COMPANY OF CALIFORNIA, N.A., CUSTODIAN OR TRUSTEE, of record in Book 11541, Page 943, dated June 21, 1999, said Register's Office.

Further being the same property conveyed to ROBERT D. YOUNG, MARRIED, by deed from JANET C. BROOKS AKA JANET C. YOUNG, MARRIED, of record in Instrument No. 20070404-0040503, dated March 28, 2007, said Register's Office.
Further being the same property conveyed to ROBERT D. YOUNG, UNMARRIED AND TIMOTHY KENEFICK, MARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by quitclaim deed from ROBERT D. YOUNG, UNMARRIED AND TIMOTHY KENEFICK, MARRIED, of record in Instrument No. 20100825-0067360, dated April 1, 2010, said Register's Office.
Further being part of same property conveyed to TIMOTHY KENEFICK AND WIFE, KRISTIN MYERS KENEFICK, A ONE-HALF UNDIVIDED INTEREST, and ROBERT D. YOUNG AND WIFE, IDA KRISTIN JOHANSSON, A ONE HALF UNDIVIDED INTEREST, by quitclaim deed from ROBERT D. YOUNG, A/K/A ROBERT DAVID, YOUNG, MARRIED,.AND TIMOTHY KENEFICK, MARRIED, of record in Instrument No. 20181214-0121765, dated December 13, 2018, said Register's Office.

This conveyance is subject to matters as shown on the Plan of record in Plat Book 161, page 149; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

See Limited Power of Attorney for Robert David Young a/k/a Robert D. Young of record in Instrument No. 20260914-0085013, said Register's Office.

Unimproved ( )
This is improved(X) property, known as **2004 BENJAMIN STREET, NASHVILLE, TN 37206**
(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 our hands this 11 day of September, 2026.

TIMOTHY KENEFICK **KRISTIN MYERS KENEFICK**

Robert David Young by Ida Kristin Johansson his Attorney in Fact

ROBERT DAVID YOUNG **IDA KRISTIN JOHANSSON**
By: Ida Kristin Johansson, his Attorney in Fact

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 **TIMOTHY KENEFICK AND KRISTIN MYERS KENEFICK,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11 day of September, 2026.

My commission expires: **March 5, 2030**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this _____ day of September, 2026, before me personally appeared **IDA KRISTIN JOHANSSON, Attorney in Fact for Robert David Young**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **ROBERT DAVID YOUNG,** and who acknowledged that she executed the same as the free act and deed of **ROBERT DAVID YOUNG.**

Witness my hand and official seal at office this 11th day of September, 2026.

My commission expires: **March 5, 2030**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

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 **IDA KRISTIN JOHANSSON,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11 day of September, 2026.

My commission expires: **March 5, 2030**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public