Karen Johnson Davidson County
Batch# 1478042 DEEDWARR
09/28/2026 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20260928-0089261

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/15/27
(AFFIX SEAL)

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH26-11907

Address of New Owner:	Send Tax Bills to:	Tax Information:
Richard C. Kendrick 101 Jefferson Square Nashville, TN 37215	New Owner	131-05-0A-101.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Penelope A. Adgent, a single woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Richard C. Kendrick, a single person**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A Certain Condominium Apartment in Davidson County, Tennessee, Being Unit No. 101 On the Plan of Section One Jefferson Square Townhouses, of Record In Book 4675, Page 12, Register's Office for Said County, Which Plan and Record Thereof are Incorporated Herein and Made a Part Hereof By Reference.

Being the same property conveyed to Penelope A. Adgent by Warranty Deed from Gene L. Hunsucker and Julia H. Hunsucker, husband and wife of record in Book 8150, Page 728, Register's Office for Davidson County, Tennessee, dated November 14, 1989 and recorded on July 12, 1990.

Map/Parcel 131-05-0A-101.00-CO

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **101 Jefferson Square, Nashville, TN 37215**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 23rd day of September, 2026

Penelope A. Adgent

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 Penelope A. Adgent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 23rd day of September, 2026.

NOTARY PUBLIC

My Commission Expires: 05/16/2029

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 9/23/26.

Affiant Signature – Joshua A. Terry

9/25/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 9/25/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27