Karen Johnson Davidson County
Batch# 1479068 DEEDWARR
10/01/2026 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20261001-0090496

WARRANTY DEED



State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2026

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kyle Dorris	Same	141-12-0-E-001.00 CO
(NAME)	(NAME)	
215 Riverbend Ln.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, WE, **Nathan Kennedy and Shannon Kennedy, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kyle Dorris, a single man, and Melissa Beaulieu, a single woman, as tenants in common with right of survivorship,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 26 on Final Subdivision Plat - Phase I, Harpeth Crest Subdivision, as of record in Instrument No. 20011207-0135038, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nathan Kennedy and Shannon Kennedy, husband and wife, by Warranty Deed from David S. Crandall and Jewel C. Crandall, dated June 1, 2018, of record in Instrument No. 20180604-0053247, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 215 Riverbend Ln., Nashville, TN 37221
(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.

This conveyance is subject to the following: Taxes for the year 2026, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plat of record in Instrument No. 20011207-0135038; Declaration of Covenants, Conditions and Restrictions and Reservation of Easements of record in Instrument No. 20020411-0044759; Storm Water Detention Agreement of record in Instrument No. 20010712-0074403; Agreement for dedication of public utilities easement of record in Instrument No. 20011114-0125004; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 21st day of September, 2026.

Nathan Kennedy

Shannon Kennedy

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, Nathan Kennedy and Shannon Kennedy, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 21st day of September, 2026.

Notary Public
My Commission Expires:

MELANIE D DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-22-2030

File No.: 40401

Tennessee Certification of Electronic Document

I, Jessica Hunter, 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 9-21-26 (date of document).

J Hunter
Affiant Signature

9-25-26
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 25 day of September, 2026.

Ashley Hunter
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

