Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260955737

Karen Johnson Davidson County
Batch # 1482377 DEEDWARR
10/08/2026 09:19:54 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20261008-0092411

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $650,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of October, 2026.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The Swarthmore Family Tennessee Community Property Trust Agreement, dated December 9, 2020 3703 Nebraska Ave Nashville, TN 37209	New Owner	Tax Parcel ID No. 104 01 0 302.00

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, **Anne O. Kendrick and Joe L. Kendrick, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The Swarthmore Family Tennessee Community Property Trust Agreement, dated December 9, 2020**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of WEST GROVE SUBDIVISION, of record in Plat Book 421, Page 109, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anne O. Kendrick and Joe L. Kendrick, wife and husband, by Warranty Deed from Erin R. Fulcher, unmarried, of record in Instrument No. 20210526-0071528, in the Register's Office of Davidson County, Tennessee, dated May 24, 2021, and recorded on May 26, 2021.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST GROVE SUBDIVISION, as recorded in Plat Book 421, Page(s) 109.

Rights of the public to the use of that part of the land described herein within the bounds of Unnamed.

This is improved property located at 121 37th Ave N 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 October, 2026.

Anne O. Kendrick

Joe L. Kendrick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anne O. Kendrick and Joe L. Kendrick, 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, at office, this 2nd day of October, 2026.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029