Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1482445 DEEDWARR
10/08/2026 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,709.40
20261008-0092516

39-B
File #26-1270

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Sean L. Kennedy and Tonya M. Kennedy, and to such Successor Trustee(s) as may hereafter be appointed, as Trustee(s) of The Sean and Tonya Kennedy Family Trust (Revocable Living Trust) dated the 19th day of December, 2024**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey **Amy E. Ezquerro and Ruben A. Ezquerro, married to each other**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Unit No. 21, as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Bellevue Station, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20160108-0001959, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Tonya M. Hunt, a single woman by Warranty Deed from Amy Marie Massey, unmarried of record in Instrument No. 20210503-0059276 Register's Office for Davidson County, Tennessee, dated April 30, 2021 and recorded on May 03, 2021.

Being the same property conveyed to Sean L. Kennedy and Tonya M. Kennedy, and to such Successor Trustee(s) as may hereafter be appointed, as Trustee(s) of The Sean and Tonya Kennedy Family Trust (Revocable Living Trust) dated the 19th day of December, 2024 by Quitclaim Deed from Tonya M. Kennedy, f/k/a Tonya M. Hunt, a married person of record in Instrument No. 20251031-0086831 Register's Office for Davidson County, Tennessee, dated October 20, 2025 and recorded on October 31, 2025.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 7392 Old Harding Pike, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Ruben A. Ezquerro
Amy E. Ezquerro
7392 Old Harding Pike
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT
New owners

TAX MAP-PARCEL #:
142-10-0E-021.00

WITNESS THE EXECUTION HEREOF this 30th day of September, 2026.

The Sean and Tonya Kennedy Family Trust (Revocable Living Trust) dated the 19th day of December, 2024

S L K, TRUSTEE
Sean L. Kennedy, Trustee

Tonya M Kennedy, Trustee
Tonya M. Kennedy, Trustee

State of Tennessee)
County of Davidson)

On this 30th day of September, 2026, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Sean L. Kennedy and Tonya M. Kennedy, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Trustees of the maker, The Sean and Tonya Kennedy Family Trust (Revocable Living Trust) dated the 19th day of December, 2024, that they are authorized by the maker to execute this instrument, and that they have executed this instrument on behalf of The Sean and Tonya Kennedy Family Trust (Revocable Living Trust) dated the 19th day of December, 2024, as Trustees.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Montgomery **)**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 462,000.00.**

Affiant

Sworn and subscribed before me on this the 1st day of October, 2026.

A Stephens
Notary Public

My Commission Expires: 9/13/2028

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY 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|30|2024.

Affiant Signature – Joshua A. Terry

10|5|2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10|5|2024.

Notary Public



My Commission Expires: 5-10-27