Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $510,000.00.

Affiant

Subscribed and sworn to before me this 8th day of October, 2024.

Notary Public
My Commission Expires: 2/7/2026

File No.: 2024-982

Address of New Owner:	Send Tax Bills to:	Tax Information:
Thomas James Kessler	New Owner First Community Mortgage Inc.	
703 Mill Creek Meadow Nashville, TN 37214	262 Robert Rose Drive Murfreesboro, TN 37129	095-02-0C-002.00-CO

WARRANTY DEED

For and in 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

Kyle Frederick Hudencial and Katherine Jean Dunahoo Hudencial, husband and wife

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Thomas James Kessler, a single person

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2, Riverwalk at Mill Creek Homes, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Riverwalk at Mill Creek Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180307-0021557, as amended in Instrument No. 20180404-0031782, 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 Kyle Frederick Hudencial and Katherine Jean Dunahoo Hudencial, husband and wife by Warranty Deed from Riverwalk at Mill Creek Homes, a Tennessee limited liability company of record in Instrument No. 20191104-0113583 Register's Office for Davidson County, Tennessee, dated October 30, 2019 and recorded on November 04, 2019.

Karen Johnson Davidson County
Batch# 1191403 DEEDWARR
10/09/2024 02:07:30 PM 2 pgs
Fees: $13.00 Taxes: $1,887.00
20241009-0078536

This conveyance is subject to any and all restrictions and easements of record.

This is X improved _____unimproved property and the address of the herein described property is believed to be 703 Mill Creek Meadow Drive, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 my hands this 8th day of October, 2024.

Kyle Frederick Hudencial

Katherine Jean Dunahoo Hudencial

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of October, 2024, before me personally appeared Kyle Frederick Hudencial and Katherine Jean Dunahoo Hudencial, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of October, 2024.

Notary Signature
My commission expires: 01/17/2027

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 **10/8/2024** (date of document).

Affiant Signature
Date **10/8/2024**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **8** day of **October**, 20**24**.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY