WARRANTY DEED

Karen Johnson Davidson County
Batch# 1237912 DEEDWARR
02/18/2025 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20250218-0011581

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ALICIA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0020

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kaycie Dotson and Kirsten Hylton	United Wholesale Mortgage	Map: 05916003700
(NAME) 2511 Whites Creek Pike	(NAME) 700 South Blvd East	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FIVE THOUSAND AND NO/100 DOLLARS ($405,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KUDZU REAL ESTATE, INC., A TENNESSEE CORPORATION,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KAYCIE DOTSON, AN UNMARRIED PERSON, AND KIRSTEN HYLTON, AN UNMARRIED PERSON,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 8, as shown on the map entitled HAYNIES CLEVELAND PLAN, of record in Plat Book 161, Page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
Said Lots 7 and 8 adjoin and front 40 feet each on the easterly side of White's Creek Pike and run back between lines ta an alley in the rear, measuring 40 feet each, thereon, said plan not disclosing the depth of said lots.

Being part of the same property conveyed to Kudzu Real Estate Inc., a Tennessee Corporation, by deed from Victoria Mitchell, Administrator of the Estate of Shirley Allen, of record in Instrument No. 20221102-0118452, dated October 27, 2022, Register's Office for said County.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 161, Page 35, said Register's Office; (3) Sanitary Sewers and/or Storm Drainage Easement of record in Book 5325, Page 334, Register's Office for said County; (4) Easement of record in Instrument No. 20240712-0052489, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2511 Whites Creek Pike, Nashville, TN 37207
(House No.) (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.

Witness our hands this 13th day of February, 2025.

Kudzu Real Estate, Inc.

BY: _____
Robert B. Potter
President/Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert B. Potter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the President/Treasurer respectively of Kudzu Real Estate, Inc. the within named bargainer, and corporation, and that he/she as such President/Treasurer being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 13th day of February, 2025.

My Commission Expires: 1/24/28

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Emma Howard, 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 2/13/25 (date of document).

Affiant Signature

2/13/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 13 day of February, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL