This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24175-DJ

Karen Johnson Davidson County
Batch# 1281504 DEEDWARR
06/04/2025 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,624.30
20250604-0044020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$439,000.00~~.

Affiant

Subscribed and sworn to before me, this the 3rd day of June, 2025.

MACKENZIE REINACHER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

Notary Public
My Commission Expires: 03/28/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lisa Gaulden 2504 Prairie Hill Drive Cane Ridge, TN 37013	ASCend Federal Credit Union 520 AirPark Drive Tullahoma, TN 37388	182-15-0B-062-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Robert A. Kellum, IV and Krista F. Kellum, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lisa Gaulden, an unmarried woman**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 62, Major Subdivision, Final Plat, Clover Glen, Phase 2, and Resubdivision of Open Space 7, Clover Glen, Phase 1A, according to survey and plat of same appearing of record in Instrument No. 20190221-0015860, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert A. Kellum IV and Krista F. Kellum, husband and wife by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, dated March 27, 2020, recorded April 2, 2020, of record in Instrument No. 20200402-0035560, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **2504 Prairie Hill Drive, Cane Ridge, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 3rd day of June, 2025

GRANTOR:

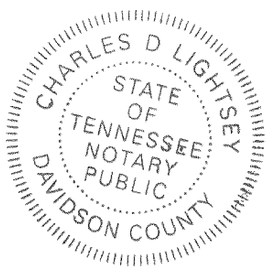
Robert A. Kellum, IV

Krista F. Kellum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert A. Kellum, IV and Krista F. Kellum, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of June, 2025.



Notary Public
My Commission expires: 3/3/26

202506040044020

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 06/03/2025 (date of document).

Affiant Signature

06/03/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 3rd day of June, 20 25.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202506040044020