This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24411-AP

Karen Johnson Davidson County
Batch# 1303612 DEEDWARR
07/30/2025 12:17:30 PM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20250730-0060233

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of July, 2025.

Notary Public
My Commission Expires: 4/19/26

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Geisel A. Pavon Rodriguez Ruben Dario Hernandez Ordonez 7231 Carrie Ct. Antioch, TN 37013	-Same-	176-06-0A-103-00

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, I/we, **Shawn T. Kaelin and Jessica Ann Kaelin FKA Jessica Ann Kolzow, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Geisel A. Pavon Rodriguez and Ruben Dario Hernandez Ordonez, wife and husband**, hereinafter called the Grantee(s), his/her/their 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. 103, Final Subdivision Plat, Phase 2, Heritage Landing, according to survey and plat of same appearing of record in Instrument No. 20210409-0047646, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Shawn T. Kaelin and Jessica Ann Kolzow, husband and wife by Special Warranty Deed from D. R. Horton, Inc., a Delaware corporation, dated November 30, 2021, recorded December 2, 2021, of record in Instrument No. 20211202-0159942, Register's Office for Davidson County, Tennessee.

This Instrument executed on behalf of Jessica Ann Kaelin ("Principal") by Shawn T. Kaelin pursuant to the Power of Attorney of record in Instrument Number 202507300060232, Register's Office for Davidson County, Tennessee.

This is improved property located at: **7231 Carrie Court, Nashville, 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 7th day of July, 2025.

GRANTOR:

Jessica Ann Kaelin by Shawn T. Kaelin as Attorney-in-Fact
Jessica Ann Kaelin by Shawn T. Kaelin as Attorney-in-Fact

Shawn T. Kaelin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Shawn T. Kaelin the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Jessica Ann Kaelin ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 7th day of July, 2025.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Shawn T. Kaelin, 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 he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of July, 2025.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

EXHIBIT "A"
TO Warranty Deed
From: Jessica Ann Kaelin and Shawn T. Kaelin
To: Geisel A. Pavon Rodriguez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 7th day of July, 2025.

Notary Public
My Commission Expires: 11-8-2028

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202507300060233

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/7/25 (date of document).

Jennifer Russell
Affiant Signature

7/29/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 29th day of July 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

