Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr , Suite 140
Franklin, TN 37067

WARRANTY DEED

Karen Johnson
Batch # 1304377
08/01/2025 10 12 45 AM
Fees $13 00 Taxes $1,258 00

Davidson County
DEEDWARR
2 pgs

20250801-0061033

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Commission Expires Sep 21, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000 00

M. Alyssa Beaman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF July, 2025

Tara Jones
Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kawa, TN, LLC, a Tennessee limited liability company	New Owner	
(NAME)	(NAME)	136 11 0 022 00
3720 Priest Lake Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **GERALD L. RICHMOND AND BRENDA C. RICHMOND AND CHRISTOPHER RICHMOND AND VALERIA STALDELMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAWA, TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, 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 Lot(s) 367, as shown on the map entitled SECTION EIGHT, PRIEST LAKE PARK, of record in Plat Book 5200, pages(s)418, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Winston B. Richmond and Virginia J. Richmond, by Warranty Deed from Billy G. Halliburton and wife, Patricia M. Halliburton, of record in Instrument No. 20040528-0063226, in the Register's Office for Davidson County, Tennessee, dated May 26, 2004 and recorded on May 28, 2008. Winston B. Richmond and Virginia J. Richmond were married at the time that they took title until the Virginia J. Richmond died on February 19, 2014, leaving Winston B. Richmond as surviving spouse by the entirety. Winston B. Richmond died testate on December 04, 2024, devising subject property to Gerald L. Richmond, Brenda C. Richmond, Christopher Richmond and Valeria Staldelman. See Probate Case 25P-256, Davidson County in the Seventh Circuit Court.

Property was never a marital residence for the Grantors.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3720 Priest Lake Dr , Nashville, TN 37217
(House Number) (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 my hand this 28 day of July, 2025

GERALD L RICHMOND

BRENDA C RICHMOND

CHRISTOPHER RICHMOND

VALERIA STALDELMAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gerald L Richmond, Brenda C Richmond, Christopher Richmond, and Valeria Staldelman, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 28 day of July, 2025

Commission expires

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1/22/29

Notary Public

MO2025-886