Name and Address of New Owner:
Songmi Keruma
6001 Mount Pisgah Road
Nashville, TN 37211
Send Tax Bills To:
Songmi Keruma
6001 Mount Pisgah Road
Nashville, TN 37211
This Instrument Prepared By:
Orchard Title, LLC
7000 Central Parkway
Suite 1100
Atlanta, GA 30328

Karen Johnson Davidson County
Batch# 1332428 DEEDWARR
10/09/2025 04:07:30 PM 4 pgs
Fees: $23.00 Taxes: $2,331.00
20251009-0080957

Map & Parcel No: 172-10-0E-017-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Judith Redd, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Songmi Keruma, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Final Plat of THE MEADOWS AT CHRISTIANSTED VALLEY, PHASE 1 of record in Plat at Instrument No. 20190701-0063770, 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 Judith Redd, unmarried, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210128-0012636, in the Register's Office of Davidson County, Tennessee, dated January 27, 2021, and recorded on January 28, 2021.

This is improved property known as: **6001 Mt Pisgah Rd., Nashville, TN 37211**

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of October, 2025.

Judith Redd (SEAL)

STATE OF TENNESSEE
COUNTY OF Davidson

On this 3rd day of October, 2025, before me personally appeared Judith Redd, 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 3rd day of October, 2025.

Notary Signature
My commission expires: May 9, 2026

TARA F. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $630,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 3rd day of October, 2025.

Notary Signature
My commission expires: 2/17/27

KIMBERLY HEATHINGSHEAD
TENNESSEE NOTARY PUBLIC
My Comm Exp. February 17, 2027
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Kim Hollingshead, 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 10/03/2025.

Kim Hollingshead, Esq

10/03/2025
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn and subscribed before me on 10/03/2025.

Notary
My Commission Expires: 1/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON