Karen Johnson Davidson County
Batch# 1333947 DEEDWARR
10/15/2025 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20251015-0082124

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 01/30/2029
(AFFIX SEAL)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

05-NSH25-10180

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jacob Davis 3911 Dodson Chapel Road, Unit 27 Hermitage, TN 37076	Jacob Davis 3911 Dodson Chapel Road, Unit 27 Hermitage, TN 37076	086-14-0C-027.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David Kulscar, Personal Representative of the Estate of Diane M. James, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jacob Davis, unmarried**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain Condominium unit in Davidson County, Tennessee, described as follows: Unit No. 27 in a Horizontal Property Regime as shown as Exhibit A-2 on the condominium site plan of Villas at Woodhaven Condominiums, which is one in the same, as of record in Instrument No. 20011005-018857, amended in Instrument No. 20170524-0051721, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rhea B. Williams, married by Warranty deed from Richard A. Nelson, married of record in Instrument No. 20021101-0134108 Register's Office for Davidson County, Tennessee, dated October 25, 2002 and recorded on November 01, 2002.

Being the same property conveyed to Diane M. James, unmarried woman by Warranty Deed from Rhea B. Williams, unmarried, dated October 27, 2017 and recorded October 30, 2017 in Instrument No. 20171030-01111068, Register's Office of Davidson County, Tennessee.

Said Diane M. James died intestate on March 2, 2025. David Kulcsar was appointed Personal Representative for the Estate of Diane M. James as referenced in Docket No. 25P898 on September 19, 2025, in the Seventh Circuit Court for Davidson County, Tennessee. Pursuant to Order entered September 19, 2025, in the aforementioned case, subject property was brought into the probate estate and the Personal Representative authorized to sell the same to pay debts of the estate.

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

This property is improved property known as: **3911 Dodson Chapel Road, Unit 27, Hermitage, TN 37076**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 9th day of October, 2025

David Kulscar, Personal Representative of the Estate of Diane M. James, deceased

STATE OF KENTUCKY

COUNTY OF Bullitt

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David Kulscar with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Personal Representative for the Estate of Diane M. James and that he/she is authorized by the Estate of Diane M. James to execute this instrument on its behalf as such Personal Representative.

Witness my hand and seal at Shepherdsville, KY, this 9th day of October, 2025.

NOTARY PUBLIC

My Commission Expires: 11/02/2028

Lisa R Dunham
NOTARY PUBLIC
Commonwealth of Kentucky
Commission Number KYNP17894
My Commission Expires 11/02/2028

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 10/9/25 (date of document).

Jennifer Russell
Affiant Signature

10/15/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 15th day of October 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

