Name and Address of New Owner:
Cornerstone Homes of TN Inc
2019 Woodcliff Court
Smyrna, TN 37167

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 1341468 DEEDWARR
11/03/2025 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20251103-0087203

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 091-04-0-082.00

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, **C. Kidwell Real Estate LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cornerstone Homes of TN Inc, a Tennessee Corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5 on the Resubdivision of Blocks 60 and 65, on the Plan of Midway of record in Plat Book 3842, Page 176, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Alexander C. Wells and wife, Dorothy M. Wells, as tenants by the entirety, by Warranty Deed from Estate of Ralph H. Hines of record in Instrument No. 20010411-0035767, Register's Office for Davidson County, Tennessee, dated April 9, 2001 and recorded on April 11, 2001. Alexander C. Wells having since died on or about May 27, 2020, leaving Dorothy M. Wells as surviving tenant by the entirety.

Being the same property conveyed to Dorothy McKinney Wells, Trustee of the Wells Revocable Living Trust dated October 19, 2020, and any amendments thereto, by Quitclaim Deed from Dorothy M. Wells of record in Instrument No. 20210122-0009904, Register's Office for Davidson County, Tennessee, dated October 19, 2020 and recorded on January 22, 2021.

Being the same property conveyed to C. Kidwell Real Estate LLC, a Tennessee Limited Liability Company, by Warranty Deed from Dorothy McKinney Wells, Trustee of the Wells Revocable Living Trust dated October 19, 2020, of record in Instrument No. 20251003-0078820, Register's Office for Davidson County, Tennessee, dated September 30, 2025 and recorded on October 3, 2025.

Being improved property known as 3808 Tigerbelle Drive, Nashville, Tennessee 37209.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 31st day of October, 2025.

C. Kidwell Real Estate, LLC, a Tennessee Limited Liability Company

By: _____
Cameron Harrison Kidwell, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ashlynn Hengemihle, of the state and county mentioned, personally appeared Cameron Harrison Kidwell, Sole Member with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theSole Member of C. Kidwell Real Estate, LLC, the within named bargainor, a Limited Liability Company, and that as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand, at office, this 31st day of October, 2025.

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

Notary's Signature
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 $255,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
31st day of October, 2025.

ASHLYNN HENGEMIHLE NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

Notary Public
My commission expires: 11/28/27
File No. GNT-25-4289

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 10-31-25.

Affiant Signature

10-31-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 31 day of October, 2025.

Notary Signature

My Commission Expires: 5-8-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON