Prepared by
and Return to
Capital Title, Inc

This Instrument was Prepared by:
Hunter Kitchens, Esq.
3201 Trevor Street, Suite 150
Nashville, TN 37209

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater is $1,150,000

Yvonne Hall
Affiant

Subscribed and sworn before me, this 13th day of November 2025

Notary Public

My commission expires 8-30-2027
(Affix Seal)

Karen Johnson
Batch # 1346943
11/17/2025 10 19 51 AM
Fees $18 00 Taxes $4,255 00
20251117-0091307

Davidson County
DEEDWARR
3 pgs

MELISSA A GOELZ
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 08-30-2027

WARRANTY DEED

Address of New Owners:
Kaitlyn Glasscock & Ashton Glasscock
1236 Cliftee Drive
Brentwood, TN 37027

Send Tax Bills To:
New Owners

Map & Parcel:
159-02-0-022.00

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, I/We, CHARLES H. KITCHENS and MARY KITCHENS, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KAITLYN GLASSCOCK & ASHTON GLASSCOCK, wife and husband, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in [redacted] County, State of Tennessee, described as follows, to-wit: Davidson

Land in Davidson County, Tennessee, being Lot(s) 10, as shown on the map entitled Taggartwood, of record in Plat Book 4175, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHARLES H. KITCHENS and MARY KITCHENS, HUSBAND AND WIFE, by deed from JILL ROCHLITZ BLOCK, TRUSTEE OF THE ROCHLITZ FAMILY IRREVOCABLE TRUST DATED NOVEMBER 18, 2013, of record in Instrument No. 20160629-0066361, dated June 28, 2016, said Register's Office.

This is ( ) Unimproved (X) Improved property known as 1236 Cliftee Drive, Brentwood, TN 37027.

THIS CONVEYANCE IS SUBJECT TO: Taxes which have been prorated and assumed by Grantee; Matters shown on the Plan of record in Plat Book 4175, page 60, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise set forth hereinabove, **but no further or otherwise.**

It is understood and agreed that grantor is not making any warranties or representation of any kind or character, express or implied, with respect to the property, including, but not limited to: warranties or representations as to matters of title (other than Grantor's warranty of title set forth herein), zoning, tax consequences, physical or environmental condition, operating history or projections, valuation, governmental approvals, governmental regulations or any other matter or thing relating to or affecting the property. Grantee agrees that with respect to the property, grantee has not relied upon and will not rely upon, either directly or indirectly, any representation or warrant of grantor. Grantee has conducted such inspections and investigations of the property, including, but not limited to the physical and environmental conditions thereof, and is relying upon same, and hereby assumes the risk that adverse matters, including, but not limited to, adverse physical and environmental conditions, may not have been revealed by Grantee's inspections and investigations. Grantee agrees that it has taken whatever action and perform whatever investigations and studies Grantee has deemed necessary to satisfy itself as to the condition of the property and the existence or nonexistence of, or curative action to be taken with respect to, any hazardous and/or toxic substances on or discharged to or from the property. Grantee acknowledges and agrees that Grantor is selling and conveying to Grantee and Grantee is accepting the property "as is, where is", with all faults, and there are no oral agreements, warranties or representations, collateral to or affecting the property by Grantor or any Third Party.

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/our hand(s) this the ____ day of November 2025.

Charles H. Kitchens

Mary Kitchens

Acknowledgements to follow on next page

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 Charles H. Kitchens, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who, upon oath, acknowledged that he/she/they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the ___ day of November 2025.

Glenda Miller
Notary Public

My Commission Expires: 11/8/28

GLENDA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
HICKMAN COUNTY

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 Mary Kitchens, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who, upon oath, acknowledged that he/she/they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the ___ day of November 2025.

Glenda Miller
Notary Public

My Commission Expires: 11/8/28

GLENDA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
HICKMAN COUNTY