WARRANTY DEED

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

B-ELAM-25-817

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF NOVEMBER, 2025

Notary Public

MY COMMISSION EXPIRES 03-16-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Nicolas Duane Kilmer and Madison Kofoed Kilmer	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**180-03-0A-098 00-CO**
817 Holt Grove Ct	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Indian Land, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRETT T. BEGLEY AND JENNIFER CATHERINE BEGLEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICOLAS DUANE KILMER AND MADISON KOFOED KILMER, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit·

Land in Davidson County, Tennessee, being Lot No 75 on the Plan of Stone Creek Park, Section 2B of record in Book 9700, Page 266, and amended in Plat Book 9700, Pages 793 and 794, Register's Office for said County, to which Plan reference is hereby made for a more complete description

Being the same property conveyed to Brett T Begley and Jennifer Catherine Begley, husband and wife by Warranty Deed from John Parker Dwyer, married of record in Instrument No 20240702-0049797 Register's Office for Davidson County, Tennessee, dated June 08, 2024 and recorded on July 02, 2024

This conveyance is subject to
- Taxes for the year 2025, and subsequent years
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 266, as amended in Book 9700, page 793 and 794, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Book 10324, Page 365, Book 10953, Page 804, amended in Instrument No 20010719-0076875, Instrument No 20020722-0087705 and Instrument No 20231016-0080753, Register's Office for Davidson County, Tennessee
- Charter of Homeowners Association of record in Book 10324, Page 358, in the Register's Office for Davidson County, Tennessee
- Stormwater Detention Agreement of record in Book 10951, Page 704, in the Register's Office for Davidson County, Tennessee
- Water Use Agreement of record in Book 6068, Page 119, in the Register's Office for Davidson County, Tennessee
- Quitclaim Deed for open space to HOA of record in Instrument Number 20040719-0085622, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **817 Holt Grove Ct, Nashville, Tennessee 37211**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Karen Johnson
Batch # 1350502
11/24/2025 03 26 05 PM
Fees $13 00 Taxes $2,682 50

Davidson County
DEEDWARR
2 pgs

20251124-0093782

Witness my/our hand(s) this the 20 DAY OF NOVEMBER, 2025

Brett T Begley

Jennifer Catherine Begley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRETT T. BEGLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 20th of November, 2025

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER CATHERINE BEGLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 20th of November, 2025.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp January 22 2029
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212