# Warranty Deed

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| Karen Johnson Davidson County<br>Batch# 1350732 DEEDWARR<br>11/25/2025 11:54:30 AM 3 pgs<br>Fees: $18.00 Taxes: $1,591.00<br>20251125-0094071 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $430,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 20th day of November, 2025.<br><br>Notary Public<br><br>My commission expires: 3/3/26 |

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 3-3-2026

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Number |
|---|---|---|
| David Keola Kilstein | Ameris Bank | 071-15-0-374.00 |
| 1129 Stockell Street | 1850 Parkway Place #400 | |
| Nashville, TN 37207 | Marietta, GA 30067 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TAYLOR RENEE HERRON NKA TAYLOR HERRON MALINOWSKI, A MARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID KEOLA KILSTEIN, UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 124, as shown on the Map entitled Plan of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Plat Book 332, Page 40, 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 Taylor Renee Herron, an unmarried woman by Warranty Deed from Emily H. James n/k/a Emily J. Hansen, a married woman of record in Instrument No. 20171110-10111929 Register's Office for Davidson County, Tennessee, dated October 30, 2017 and recorded on November 01, 2017. Taylor Renee Herron being now known as Taylor Herron Malinowski.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1129 Stockell Street, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of November, 2025.

**Taylor Herron Malinowski**

STATE OF CALIFORNIA
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Taylor Herron Malinowski, 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of November, 2025.

Notary Public

My Commission Expires:

L. BLOCK
COMM. #2464019
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 10/14/2027

L. BLOCK
COMM. #2464019
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 10/14/2027

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 11-20-2025.

Affiant Signature

24th day of November, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

