RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLHI-35144-25

Karen Johnson Davidson County
Batch# 1351612 DEEDWARR
11/26/2025 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,826.80
20251126-0094677

**WARRANTY DEED**

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-20-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $764,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of ~~207~~ Nov., 2025

NOTARY PUBLIC

My commission expires: 6/20/25

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joshua Prichard and Angela Prichard<br>607 Whispering Hills Dr.<br>Nashville TN 37211 | Same address as new owner | 147-11-0-005.00 |

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED SIXTY FOUR THOUSAND AND 00/100 Dollars ($764,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JESSE D. KELLER AND ALTA R. KELLER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOSHUA PRICHARD AND ANGELA PRICHARD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 55 on the Plan of Section One, Parkview Estates, of record in Book 3300, page 87, amended in Book 4909, page 667, and in Book 7705, page 480, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jesse D. Keller and Alta R. Keller, husband and wife, from Carol Ann Baily, unmarried, by Warranty Deed dated April 30, 2024 and recorded May 1, 2024 in Instrument #20240501-0031735, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 607 Whispering Hills Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 21st day of November, 2025

GRANTOR(S)

Jesse D. Keller

Alta R. Keller

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Jesse D. Keller and Alta R. Keller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 21st day of Nov. 2025

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Notary Public

Jennifer L Pennell

Printed Notary Name

My commission expires: _____

**Tennessee Certification of Electronic Document**

I, Emma Howard, 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 11-21-2025 (date of document).

Emma Howard
Affiant Signature

11-21-2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21 day of November, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL