WARRANTY DEED

Karen Johnson
Batch # 1355779
12/09/2025 11 11 56 AM
Fees $13 00 Taxes $1,330 34

Davidson County
DEEDWARR
2 pgs

20251209-0097852

BG-PPP-25-5108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,550 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF DECEMBER, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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)
Caitlin Shannon	**Rocket Mortgage, LLC**	
(NAME) **5108 Rawlings Road**	(NAME) **1050 Woodward Avenue**	**021-00-0-226 00**
(ADDRESS) **Joelton, TN 37080**	(ADDRESS) **Detroit, MI 48226-1906**	
(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, **LAURA ANNE REID, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAITLIN SHANNON, A SINGLE WOMAN,** 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 on the North side of the North section of Rawlings Road, formerly North Bernard Road, and being more particular described follows

Beginning at a point in the center of Rawlings Road, formerly North Bernard Road, 250 feet East of Howard Frutiger's in Steimles's (now Potter's) line, thence South 89 deg East 125 feet to a point in the center of said Road, thence due North 175 feet to a point, thence due West 125 feet to a point, thence due South 175 feet to the point of beginning, containing 1/2 acre, more or less

Being the same property conveyed to Donna Marie Kilkelly, An Unmarried Woman by Warranty Deed from Virginia A Steadman, An Unmarried Woman of record in Instrument No 20220601-0063135, Register's Office for Davidson County, Tennessee, dated May 31, 2022 and recorded on June 01, 2022

The said Donna Marie Kilkelly having since married The subject property has never been the principal marital residence of the Grantor

Being the same property conveyed to Laura Anne Reid, an unmarried woman by Quitclaim Deed from Donna Marie Kilkelly, a married woman recorded simultaneously herewith in Instrument No. 20251209-0097851, Register's Office for Davidson County, Tennessee

This conveyance is subject to
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **5108 Rawlings Road, Joelton, Tennessee 37080**

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

Witness my/our hand(s) this the 5th DAY OF DECEMBER, 2025.

Laura Reid

Laura Anne Reid

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura Anne Reid, 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 5th of December, 2025

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 12/05/25.

Affiant Signature

December 8, 2025

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 8TH day of December, 2025