Karen Johnson Davidson County
Batch # 1356023 DEEDWARR
12/10/2025 11 52 38 AM 3 pgs
Fees $18 00 Taxes $1,850 00
20251210-0098193

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF ~~MONTGOMERY~~ DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000 00 Affiant Notary My Commission Expires SUBSCRIBED AND SWORN TO BEFORE ME THIS DECEMBER 8, 2025

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-25-02115

WARRANTY DEED

This Instrument Prepared By ~~and Return To~~
TRANSFORMATION TITLE AND ESCROW
1811 Memorial Circle, Clarksville, Tennessee 37043

ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER(S)
Veronica Elders 2113 Creekland View Boulevard Nashville, TN 37207	Zillow Home Loans, LLC 2600 Michelson Drive, Suite 1201 Irvine, CA 92612	032 16 0B 030 00

THIS WARRANTY DEED OF REALTY, executed as of December 8, 2025, by **Jordan Appenrott**, a single person (collectively the "Grantor"), for consideration paid, grant to **Veronica Elders**, unmarried (collectively the "Grantee")

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to him or her, and to his or her heirs and assigns forever, in fee simple, certain real property situated at 2113 Creekland View Boulevard, Nashville, Tennessee 37207, and bounded and described as follows:

Lot 30, on the plan of HERITAGE CREEK, PHASE 2, as shown by plat of record in Instrument No. 20230510-0034999, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jordan Appenrott and Kati Appenrott, husband and wife, by Warranty Deed from Clayton Properties Group, Inc., a Tennessee Corporation, of record in Instrument No. 20240318-0018615, in the Register's Office of Davidson County, Tennessee, dated March 18, 2024 and recorded on March 18, 2024.

Being the same property conveyed to Jordan Appenrott, a single person, by Quitclaim Deed from Kati Graham FKA Kati Appenrott, a single person, of record in Instrument No. 20251121-0093337, in the Register's Office of Davidson County, Tennessee, dated November 20, 2025 and recorded on November 21, 2025.

That Grantor covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2025 taxes which are prorated and Grantee assumes; and (b) bylaws, covenants, zoning regulations, building restrictions and setback lines, utility and drainage easements and all other matters as shown by record; (2) will forever warrant and defend the title unto Grantee and to his or her heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record; and (3) will give possession of said property with deed.

In WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

GRANTOR

Jordan Appenrott

STATE OF TENNESSEE :
COUNTY OF Davidson :

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named Jordan Appenrott and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this December 5th, 2025

SLAYDER SHERMAINE BETTS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

NOTARY PUBLIC
My Commission Expires: 11-15-2028