THIS INSTRUMENT PREPARED BY: **Red Shoe Title, Inc.** **625 S. Church St., Suite B** **Murfreesboro, TN 37130** **Ph.: 615-796-5478** **Fax: 615-821-0717** Karen Johnson Davidson County Batch# 1358515 DEEDWARR 12/16/2025 09:28:30 AM 3 pgs Fees: $18.00 Taxes: $499.50 20251216-0099793	**STATE OF TENNESSEE)** **COUNTY OF RUTHERFORD) ss** The actual consideration for this transfer is 135,000.00. Sean Adcox Affiant Subscribed and sworn to before me on this 12th day of December, 2025 Notary Public My Commission Expires: 5/20/29

CHRISTINA M. FOJAS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

ADDRESS OF NEW OWNERS:
Kepley Properties, LLC
3036 Hillside Road
Nashville, TN 37207

SEND TAX BILLS TO:
~~Same~~
509 Burgess Rd.
Mt Juliet, TN 37122

MAP-PARCEL NO.
060-08-0-030.00

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **James Hulsey and Angela Speakman** (hereinafter "Grantor(s)") has/have bargained and sold, and by these presents do(es) transfer and convey unto **Kepley Properties, LLC** (hereinafter "Grantee(s)"), their successors and assigns, forever, all right, title, and interest in that certain parcel of real estate situated and located in RUTHERFORD, Tennessee, more particularly described to wit:

Land in Davidson County, Tennessee, being southerly 65 feet of the easterly 200 feet, Lot No. 6 on the Plan of E.A. Lindsley's Subdivision on Dickerson Road, of record in Plat Book 547, page 144, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Said part of Lot No. 6 fronts 65 feet on the westerly side of Hillside Drive and extends back between parallel lines 200 feet to a fence line, measuring 65 feet thereon.

Being the same property conveyed to James Hulsey, a married man by Quitclaim Deed from Amanda Williamson, of record in Instrument No. 20250403-0025524, Register's Office for Davidson County, Tennessee, dated April 2, 2025 and recorded on April 3, 2025.

The foregoing conveyance is subject to all matters and all encumbrances, easements, restrictive covenants, rights of way, conditions, reservations, leases, setback lines and other matters of public record applicable to the above-described real property and to all zoning and subdivision restrictions of the appropriate governmental body.

Angela Speakman, wife of James Hulsey, does hereby join in the execution of this Warranty Deed for the purpose of relinquishing any and all marital rights she has to the property.

This is improved property located at 3036 Hillside Road, Nashville, TN 37207.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee(s), successors and assigns, forever; and Grantor(s) do(es) covenant with said Grantee(s) that Grantor(s) is/are lawfully seized and possessed of said land in fee simple, has/have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor(s) do(es) further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said land to said Grantee(s), their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 12th day of December, 2025.

James Hulsey

Angela Speakman

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Hulsey and Angela Speakman, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that they signed for the purposes contained therein.

WITNESS my hand and seal, at office, this 12th day of December, 2025.

NOTARY PUBLIC

My Commission Expires: 5/20/29

CHRISTINA M. FOJAS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certificate of Authenticity

I, Christina M. Fyke, 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 12/12/2025.

Affiant Signature

12/12/25
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 12th day of December, 2025.

Shannon Gilbert
Notary's Signature

My Commission Expires: 8/21/27

Notary's Seal

SHANNON GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY