Karen Johnson Davidson County
Batch# 1359019 DEEDWARR
12/17/2025 01:17:30 PM 4 pgs
Fees: $23.00 Taxes: $1,912.90
20251217-0100387

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 9 day of December , A.D., 2025 , by and between

Kaylie Elizabeth Green and Nicholas Green, wife and husband

First Parties, and

Adam Lerro, unmarried man and Kaitlyn Gunnett, unmarried woman, as joint tenants with rights of Survivorship,

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 263, on the plan of Abbington Park, Phase Two, Section One, of record in Instrument No. 20081008-0102227, revised in Instrument No. 20081024-0106746 and by Surveyor's Certificate of Correction in Instrument No. 20081030-0108211, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kaylie E. Henry, an unmarried woman by Deed dated August 23, 2019 from Anthony S. Marx and Amy L. Marx, husband and wife, recorded August 28, 2019, in Instrument Number 20190828-0086757, in the Official Records of Davidson County, Tennessee. The said Kaylie E Henry having since married, she is now known as Kaylie Elizabeth Green. Spouse, Nicholas Green, joins in this conveyance as to his marital interest in the subject property.

OWNER:
Adam Lerro and Kaitlyn Gunnett
4257 Longfellow Drive
Nashville TN 37214

RESPONSIBLE TAXPAYER:
Adam Lerro and Kaitlyn Gunnett
4257 Longfellow Drive
Nashville TN 37214

CLT # 062020B27900C0 (Map and Parcel#)

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× Kaylie E Green
Kaylie Elizabeth Green f/k/a Kaylie E. Henry

× Nicholas Green
Nicholas Green

✓STATE OF TENNESSEE

✓COUNTY OF DAVIDSON

Personally appeared before me, Kaylie Elizabeth Green, 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, at office, this 9TH day of DECEMBER, 2025.

(seal)

SAMANTHA SCALF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

✓ _____
Notary Public

My Commission Expires:✓ My Commission Expires: July 3, 2028

✓STATE OF TENNESSEE

✓COUNTY OF DAVIDSON

Personally appeared before me, Nicholas Green, 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, at office, this 9TH day of DECEMBER, 2025.

(seal)

SAMANTHA SCALF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

✓ _____
Notary Public

My Commission Expires: July 3, 2028

My Commission Expires:✓ _____

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 517,000.00.

Affiant

STATE OF Tennessee, COUNTY OF Williamson

Subscribed and sworn before me this the 15th day of December, 20 25.

Signature of Notary Public

Notary Seal

Printed Name of Notary

3/28/28

Commission Expiration

WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC KAYLA TABOR

MR-SR-843943

Certificate of Authenticity

I, J. Trent Lehman, 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 12/9/25.

Date

Affiant Signature

12/15/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of December, 2025.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

