WARRANTY DEED

Karen Johnson Davidson County
Batch# 1363075 DEEDWARR
12/30/2025 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $4,066.30
20251230-0103795

File No. EM-25-11123

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Willia

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,099,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2025

Notary Public

MY COMMISSION EXPIRES: 3/14/29

(AFFIX SEAL)

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Gram and Kelley Frank	Tomo Mortgage LLC	
(NAME)	(NAME)	
1116 Sparta Road	1425 Broadway #22	115-02-0-104.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Seattle WA 98122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Brian Keating-Rendon and Kiah T. Keating-Rendon, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Gram and Kelley Frank, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 183 on the Plan of Crest Meade, Section III of record in Plat Book 2331, Page 150, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kiah T. Keating-Rendon, a married woman by Warranty Deed from Terry Ishmael, a single man of record in Instrument No. 20150702-0064323 Register's Office for Davidson County, Tennessee, dated June 29, 2015 and recorded on July 02, 2015.

Being the same property conveyed to Brian E. Keating-Rendon and Kiah T. Keating-Rendon, husband and wife by Quitclaim Deed from Kiah T. Keating-Rendon, a married woman of record in Instrument No. 20240819-0063342 Register's Office for Davidson County, Tennessee, dated August 12, 2024 and recorded on August 19, 2024.

This is property more commonly known as 1116 Sparta Road, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 29th day of December, 2025.

Brian Keating-Rendon by Kiah Keating-Rendon, his attorney in fact

Brian Keating-Rendon by Kiah Keating-Rendon, Attorney-In-Fact

Kiah T. Keating-Rendon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kiah T. Keating-Rendon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Brian Keating-Rendon and that he/she is authorized by power of attorney to execute this instrument on his/her behalf.

Witness my hand, at office, this 29th day of December, 2025.

Notary Signature
My commission expires:

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

I, Amy Cross Nance do hereby make oath that I am a licensed attorney and 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 this 29th day of December, 2025

Dated 12/29/2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 29th day of December, 2025

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL