This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch # 1367817 DEEDWARR
01/09/2026 09:59:08 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20260109-0002062

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $450,000.00

Nancy Enoch Affiant
Signature

Subscribed and sworn to before ~~me~~ on this the 8th Day of Jan, 2026

Tracey Perry
Notary Public
My Commission expires 11/5/29

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Ashley Pinson King
1431 Pennock Ave
Nashville, TN 37207

SEND TAX BILLS TO:
Ashley Pinson King
1431 Pennock Ave
Nashville, TN 37207

MAP AND PARCEL NUMBER: 07111022800

WARRANTY DEED
25NT01887

Effective the 7th Day of Jan, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,
Kelly Wilkerson, an unmarried woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto
Ashley Pinson King, unmarried

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 196 and 197 on the Plan of Plat of The Highland Land Co's Subdivision of record in Plat Book 421, Page 14, 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 Kelly Wilkerson, an unmarried woman from Rosemary Partners, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated 01/30/2019 and recorded 01/30/2019 in instrument No. 20190130-0009163, Register's Office of said County.

This is an improved property commonly known as: 1431 Pennock Avenue, Nashville, TN 37207

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 7 day of January, 2026

Kelly Wilkerson

State of TN)
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **Kelly Wilkerson,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 7 / 3 / 28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY