Karen Johnson Davidson County
Batch# 1369391 DEEDWARR
01/13/2026 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,284.09
20260113-0003090

Name and Address of New Owner:
Joseph McLellan and Kathryn McLellan
4657 Forest Ridge Drive
Hermitage, TN 37076

Send Tax Bills To:
Texana Bank N.A.
2801 Richmond Rd PMB #28
Texarkana, TX 75503

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-25-4387

Map & Parcel No: 087-09-0-038.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **KAS Holdings, LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joseph McLellan and Kathryn McLellan, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 200 (erroneously stated as Lot 220 in deed), as shown on the map entitled Section 9, Valley Grove, of record in Plat Book 5200, page 605, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to KAS Holdings LLC by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20211210-0163829 Register's Office for Davidson County, Tennessee, dated November 30, 2021 and recorded on December 10, 2021 and Instrument of Correction of Deed recorded instrument No. 20230117-0003553.
>
> Being improved property known as **4657 Forest Ridge Drive, Hermitage, TN 37076.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of January, 2026.

KAS Holdings, LLC, a Washington Limited Liability Company

By: Kenneth O. Patton III

Kenneth D. Patton, III, Authorized Member

State of Florida
County of Pasco

Before me, Wendy Howard of the state and county mentioned, personally appeared Kenneth D. Patton, III, Authorized Member with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Authorized Member of KAS Holdings, LLC, the within named bargainor, a Limited Liability Company, and that as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand, at office, this 8th day of January, 2026. **Verified ID using DRIVER LICENSE

Wendy Howard

Notary's Signature
My commission expires: 12/28/2029

WENDY HOWARD
Notary Public - State of Florida
Commission # HH 715963
Expires on December 28, 2029

Notarized remotely online using communication technology via Proof.

## AFFIDAVIT OF VALUE

State of Florida
County of Pasco

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $347,050.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. **Verified ID using DRIVER LICENSE

Kenneth O. Patton III

(Affiant)

Sworn to and subscribed before me this 8th day of January, 2026.

Wendy Howard

Notary Public
My commission expires: 12/28/2029

WENDY HOWARD
Notary Public - State of Florida
Commission # HH 715963
Expires on December 28, 2029

Notarized remotely online using communication technology via Proof.

## Certificate of Authenticity

I, Celia Stewart Rouse, 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 1/8/26.

Celia Stewart Rouse

Affiant Signature

1/8/26

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 8th day of January, 2026

Notary's Signature

My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY