Karen Johnson Davidson County
Batch# 1386566 DEEDWARR
02/27/2026 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20260227-0015732

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00 SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2026 Notary Public MY COMMISSION EXPIRES: 4/22/2029 (AFFIX SEAL)
File No. SG-26-1208	

Crystal Johnson Notary Public State of Tennessee Sumner County

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
103 McKennell Holding LLC	New Owner	
(NAME)	(NAME)	
103 Mckennell Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Arthur Robert Ketter and Katherine Rebecca Ketter (f/k/a Katherine Rebecca Roy), Husband and Wife** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **103 McKennell Holding LLC a Tennessee Limited Liability Company,** 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:

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. 3, Porter Place as shown on Plat of record in Instrument No. 20080326-0030485, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Arthur Robert Ketter, an unmarried man and Katherine Rebecca Roy, an unmarried woman by Warranty Deed from Jordan Miller, an unmarried man of record in Instrument No. 20211021-0141539 Register's Office for Davidson County, Tennessee, dated October 19, 2021 and recorded on October 21, 2021.

Arthur Robert Ketter and Katherine Rebecca Ketter (f/k/a Katherine Rebecca Roy) having since married according to that Certificate of Marriage of record in Book No. 0345 Page 307 of the Register's Office for Davidson County, Tennessee, dated December 20th, 2023.

This is property more commonly known as 103 Mckennell Drive, Nashville, TN 37206.

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 26th day of February, 2026.

Arthur Robert Ketter

Katherine Rebecca Ketter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of February, 2026, before me personally appeared Arthur Robert Ketter and Katherine Rebecca Ketter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of February, 2026.

Notary Signature
My commission expires:

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

UP-001348-0046

202602270015732

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 2/26/2026 (date of document).

Affiant Signature

2/26/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 26 day of Feb., 2026.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County