Karen Johnson Davidson County
Batch# 1387223 DEEDWARR
03/02/2026 04:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260302-0016358

This Instrument Prepared by and Return to:
D. Shayne Adair
807 Bradford Avenue
Nashville TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is ~~greater is $0.00~~.

Brandi Brasch
Signed with Stavvy
Affiant

Subscribed and sworn before me this the 27th day of February, 2026.

JUSTIN MOONEYHAM
State of Tennessee Notary Public
County of Coffee
My Commission Expires April 17, 2028
Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Justin Mooneyham
Notary Public
Signed with Stavvy
My commission expires:
4/17/2028

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kyle Mothershead 7000 Executive Center Drive Ste 240, Brentwood, TN 37027	New Owner	091-10-0-043.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kyle Mothershead, Executor of the Estate of Ramona Fite, and Kyle Mothershead Individually, Alexander Trimpe, Amelia Trimpe, Sarah Trimpe, and Christian Mothershead, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kyle Mothershead, Alexander Trimpe, Amelia Trimpe, Sarah Trimpe, and Christian Mothershead, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No 47 on the Plan of the Subdivision of Lots Nos. 39 and 40 in the Division of the B. F. Cockrill Farm, as of record in Plat Book 332, Page 41 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Ramona Ward Fite, an unmarried woman, by deed dated April 12, 2013, from Gary Simons, a single person, Bill J. Simons, a married person and Tmothy Simons, a single person, of record in Instrument No. 20130415-0036906, Register's Office for Davidson County. Ramona Ward Fite having since died testate November 17, 2025. Her Last Will and Testament, being filed in the Circuit Court of Davidson County, Tennessee, under Case No. 25P-2282. Said Will devised the subject real property to Kyle Mothershead, Alexander Trimpe, Amelia Trimpe, Sarah Trimpe, and Christian Mothershead. Ramona Ward Fite and Ramona Fite being one and the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5804 Leslie Ave., Nashville TN 37209-1812.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 27th day of February, 2026.

The Estate of Ramona Fite

By Kyle Mothershead
Signed with Stavvy
Kyle Mothershead, Executor

STATE OF TENNESSEE
COUNTY OF Coffee

Remotely appeared before me, via two-way audiovisual communication, , the undersigned, a notary public in and for said county and state, the within named Kyle Mothershead, Executor of the Estate of Ramona Fite, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained..

Witness my hand and official seal this 27th day of February, 2026.

My commission expires: 4/17/2028

Justin Mooneyham
Signed with Stavvy
Notary Public

Kyle Mothershead
Signed with Stavvy
Kyle Mothershead

JUSTIN MOONEYHAM
State of Tennessee Notary Public
County of Coffee
My Commission Expires April 17, 2028
Online Notary Public - Notarized remotely via audio/video communication using Stavvy

STATE OF TENNESSEE
COUNTY OF Coffee

Remotely appeared before me, via two-way audiovisual communication, the u
and for said County and State, the within named Kyle Mothershead, with whom I am personally acquainted
(or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

Witness my hand and official seal this 27th day of February, 2026.
.

Justin Mooneyham
Signed with Stavvy
Notary Public at Large

My commission expires: 4/17/2028

Alexander Trimpe
Signed with Stavvy
Alexander Trimpe

JUSTIN MOONEYHAM
State of Tennessee Notary Public
County of Coffee
My Commission Expires April 17, 2028
Online Notary Public - Notarized remotely via audio/video communication using Stavvy

STATE OF TENNESSEE
COUNTY OF Coffee

Remotely appeared before me, via two-way audiovisual communication,, the undersigned, a Notary Public in and for said County and State, the within named Alexander Trimpe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

Witness my hand and official seal this 27th day of February, 2026.
.

Justin Mooneyham
Signed with Stavvy
Notary Public at Large

My commission expires: 4/17/2028

JUSTIN MOONEYHAM
State of Tennessee Notary Public
County of Coffee
My Commission Expires April 17, 2028
Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Amelia Trimpe
Signed with Stavvy

Amelia Trimpe

STATE OF TENNESSEE
COUNTY OF Coffee

Remotely appeared before me, via two-way audiovisual communication,, the undersigned, a Notary Public in and for said County and State, the within named Amelia Trimpe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

Witness my hand and official seal this 27th day of February, 2026.

.

Justin Mooneyham
Signed with Stavvy

Notary Public at Large

My commission expires: 4/17/2028

Sarah Trimpe
Signed with Stavvy

Sarah Trimpe

JUSTIN MOONEYHAM
State of Tennessee Notary Public
County of Coffee
My Commission Expires April 17, 2028

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

STATE OF TENNESSEE
COUNTY OF Coffee

Remotely appeared before me, via two-way audiovisual communication,, the undersigned, a Notary Public in and for said County and State, the within named Sarah Trimpe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

Witness my hand and official seal this 27th day of February, 2026.

.

Justin Mooneyham
Signed with Stavvy

Notary Public at Large

My commission expires: 4/17/2028

Christan Mothershead
Signed with Stavvy

Christan Mothershead

JUSTIN MOONEYHAM
State of Tennessee Notary Public
County of Coffee
My Commission Expires April 17, 2028

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

STATE OF TENNESSEE
COUNTY OF Coffee

Remotely appeared before me, via two-way audiovisual communication,, the undersigned, a Notary Public in and for said County and State, the within named Christian Mothershead, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

Witness my hand and official seal this 27th day of February, 2026.

.

Justin Mooneyham
Signed with Stavvy

Notary Public at Large

My commission expires: 4/17/2028

JUSTIN MOONEYHAM
State of Tennessee Notary Public
County of Coffee
My Commission Expires April 17, 2028

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 2/27/2026 (date of document).

Affiant Signature

3/2/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

