Karen Johnson Davidson County
Batch# 1388105 DEEDWARR
03/04/2026 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,560.40
20260304-0017314

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 692,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 2026 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
Bankers Title & Escrow Corporation 3310 West End Avenue, Ste 540 Nashville, TN 37203 P26-9291-WE	DAKOTA W. UNDERWOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MAURY My Commission Expires Apr 18, 2028

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine R. Ketter and Arthur Robert Ketter	**Pinnacle Bank, dba Synovus Bank**	
2712A Meadow Rose	**800 Shades Creek Pkwy MS101**	083-08-0D-002.00-CO
Nashville, TN 37206	**Birmingham, AL 35209**	
(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, WE, **Richard Anderson, unmarried man,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katherine R. Ketter and Arthur Robert Ketter, a married couple,**

HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 2B, on the Horizontal Property Regime with Private Elements for Homes at 2710 Meadow Rose Drive, as established in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141215-0114619, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Richard Anderson, an unmarried man by Warranty Deed from Burkett Homes, Inc., a Tennessee Corporation of record in Instrument No. 20161227-0135285 Register's Office for Davidson County, Tennessee, dated December 21, 2016 and recorded on December 27, 2016 Scrivener's Affidavit recorded on January, 04, 2017 of record in Instrument No. 20170104-0000730 and also Deed of Correction recorded on April 19, 2017 of record in Instrument No. 20170419-0038318 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This improved property is known as **2712A Meadow Rose, Nashville, TN 37206**

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 our hands this the 24th day of February, 2026.

Richard Anderson

STATE OF OHIO
COUNTY OF FRANKLIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard Anderson and,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24 day of FEBRUARY, 2026

My Commission expires: 3-14-28

Notary Public

NOTARIAL SEAL
STATE OF OHIO

ROGER RILL
Notary Public, State of Ohio
My Commission Expires
March 14, 2028

Certificate of Authenticity

I, Spencer Gross, 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 February 24th, 2026.

Affiant Signature

February 24th, 2026
Date

State of Tennessee
County of Williamson
Sworn to and subscribed before me this
4th day of March, 2026.

Notary's Signature

My Commission Expires: _____
Notary's Seal (if on paper)

