Karen Johnson Davidson County
Batch# 1404252 DEEDWARR
04/10/2026 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260410-0029086

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this 6th day of April, 2026.

April Sumrld
Notary Public

My commission expires: 12/19/28

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kyleigh Roberts	Regions Bank dba Regions Mortgage	**064-05-0-113.00**
220 Center Street	2050 Parkway Office Cir.	
Old Hickory, TN 37138	Birmingham, AL 35244	

FOR AND IN 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,

Kyle Bolton Investments LLC, a Tennessee Limited Liability Company,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kyleigh Roberts, unmarried woman

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 Lot No. 26 in Block J on the Plan of Hadley's Bend City Subdivision of record in Book 421, Page 120, 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 all of the property conveyed to Kyle Bolton Investments, LLC, by deed from Mary K. Kyle, an unmarried woman and Jennifer S. Bolton, unmarried woman, of record in Instrument No. 20190208-0012216, dated February 7, 2019, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Mary K. Kyle and Jennifer S. Bolton, joint tenants with right of survivorship by Warranty Deed from The Twin Team, LLC dated October 16, 2018, of record in Instrument No. 20181018-0103218 and corrected by Scrivener's Affidavit of record in Instrument No. 20181109-0111109, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 421, Page 120, Register's Office for Davidson, Tennessee.
c. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 220 Center Street, Old Hickory, TN 37138.

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 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(s) this 6th day of April, 2026.

Kyle Bolton Investments LLC, a Tennessee Limited Liability Company

By: _____
Mary Katherine Kyle, Member

By: _____
Jennifer Sarah Bolton, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county mentioned, personally appeared Mary Katherine Kyle and Jennifer Sarah Bolton, Members of Kyle Bolton Investments LLC, 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 Member and Member of Kyle Bolton Investments LLC, the within named bargainor, a Limited Liability Company, and that such Mary Katherine Kyle and Jennifer Sarah Bolton, Members of Kyle Bolton Investments LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, this 6th day of April, 2026.

_____
Notary Signature
My commission expires: 3-24-2027

EMILY H PROPHET
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03/24/2027
COUNTY OF WILLIAMSON

File #: 26-118

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 6. 2026

Affiant Signature

9th day of April, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

