Karen Johnson Davidson County
Batch# 1405679 DEEDWARR
04/15/2026 08:51:30 AM 4 pgs
Fees: $23.00 Taxes: $1,398.60
20260415-0030586

Name and Address of New Owner:
Erin Jarvis and Klint Rudd
2422 Kimberly Dr.
Nashville, TN 37214

Send Tax Bills To:
Movement Mortgage, LLC
8024 Calvin Hall Road
Indian Land, SC 29707

This Instrument Prepared By:
DUCK RIVER TITLE INC.
508 South Cannon Boulevard
Shelbyville, TN 37160

Map & Parcel No: 07307002200

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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, **DAVID KITCHENS, Heir of Estate of La Freeda Kitchens**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **ERIN JARVIS, AN UNMARRIED WOMAN, AND KLINT RUUD, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 328 on the Plan of Sunset View, Sec. Six, as of record in Book 2900, pages 54 and 55, Register's Office for said County. Said Lot No. 328 fronts 100 feet on the northerly side of Kimberly Road, and extends back between lines 275 feet on the easterly line and 252.6 feet on the westerly line, to a dead line in the rear, measuring 124 feet thereon.

BEING the same property conveyed by Warranty Deed from James R. Wells and wife, Jo Ann J. Wells to Crawford C. Kitchens and wife, La Freeda Kitchens, recorded May 9, 1968, as Book 4233 Page 896 in Davidson County, Tennessee Register of Deeds.

The said Crawford C. Kitchens passed away on or about August 7, 2005, leaving the said La Freeda Kitchens as the surviving tenant by the entirety.

The said La Freeda Kitchens also known as Freeda Kitchens died on or about November 30, 2022, leaving the said David Kitchens as her sole heirs at law. See Affadavits of Heriship of record in Instrument No 202604150030584 & Instrument No 202604150030585 all in the Register's Office for Davidson County, Tennessee.

Commonly Known As: 2422 Kimberly Drive, Nashville 37214

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

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 13th day of April, 2026.

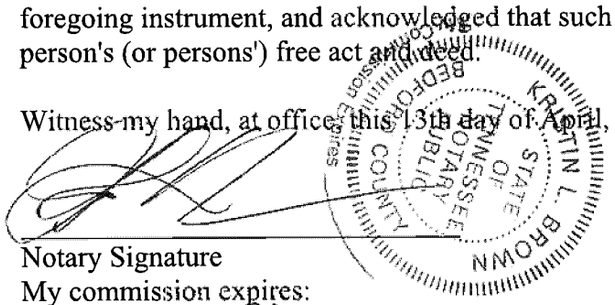
Estate of La Freeda Kitchens

By: _____ (SEAL)
David Kitchens

STATE OF TENNESSEE
COUNTY OF BEDFORD

On this 13th day of April, 2026, before me personally appeared David Kitchens of Estate of La Freeda Kitchens, 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 13th day of April, 2026.



Notary Signature
My commission expires:
2.22.27

AFFIDAVIT OF VALUE

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 $378,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFAINT

STATE OF TENNESSEE
COUNTY OF BEDFORD

Sworn to and subscribed before me this 13th day of April, 2026.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Leslie Hayes, 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 4/13/2026.

Date

Affiant Signature

4/14/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of April, 2026.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)