Karen Johnson Davidson County
Batch# 1411719 DEEDWARR
04/27/2026 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260427-0036191

WARRANTY DEED

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Commission Expires 02/18/2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Daniel Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24TH DAY OF April, 20 26.

Patricia L Hurtt
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Commission Expires 02/18/2028

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Arden Scott Kinney	NEW OWNER	
(NAME)	(NAME)	
1105 Harpeth Mill Ct		142 13 0B 187.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, KAY FRANCES KIESLER, A SINGLE WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ARDEN SCOTT KINNEY, AN unmarried man, 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. 155 on the Plan of RIVERSIDE FIRST REVISION, PHASE 5A, of record in Instrument No. 20021107-0137078, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kay Frances Kiesler, a single woman, by Warranty deed from Samuel P. Helmbrecht and Cindy C. Helmbrecht, husband and wife, of record in Instrument No. 20190730-0074787, in the Register's Office of Davidson County, Tennessee, dated July 29, 2019 and recorded on July 30, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1105 Harpeth Mill Ct, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MO2026-465

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 hand this 24 day of April, 2026

Kay F. Kiesler

KAY FRANCES KIESLER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kay Frances Kiesler, the bargainor, 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 therein contained.

Witness my hand and official seal this 24th day of April, 2026.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public

MO2026-465

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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|24|26 (date of document).

Michelle W Kendig
Affiant Signature

4|27|26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27 day of April, 2026.

Patricia L Hurtt
Notary's Signature

My Commission Expires: 2|18|29

Notary's Seal

