Karen Johnson Davidson County
Batch# 1411753 DEEDWARR
04/27/2026 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.13
20260427-0036298

**WARRANTY DEED**

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07-02-2029
DAVIDSON COUNTY

File No. AR-26-1949

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $474,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Heather Ashford Giddens | Same As New Owner | |
| (NAME) 1247 Sunnymeade Drive | (NAME) | 061-16-0-257.00 |
| (ADDRESS) Nashville, TN 37216 | (ADDRESS) | |
| (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, **Kathryn Wilkening and Jason Shelton, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heather Ashford Giddens, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, 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 62, Block "D", Re-Subdivision of Sunnymeade Unit No. 1 Subdivision of Sunnymeade Unit No. 2, as shown on plat of record in Plat Book 974, Page(s) 56 & 57, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**Being the same property conveyed to Kathryn Wilkening and Jonah A Eller-Isaacs, wife and husband by Warranty Deed from William O'Neal and Elizabeth Ann O'Neal, husband and wife of record in Instrument No. 20160926-0101467 Register's Office for Davidson County, Tennessee, dated September 23, 2016 and recorded on September 26, 2016.**

**Being the same property conveyed to Jason Shelton by Quitclaim Deed from Jonah Eller-Isaacs of record in Instrument No. 20240618-0045987 Register's Office for Davidson County, Tennessee, dated June 10, 2024 and recorded on June 18, 2024.**

**Being the same property conveyed to Kathryn Wilkening and Jason Shelton, wife and husband by Quitclaim Deed from Kathryn Wilkening and Jason Shelton, wife and husband and Jonah A Eller-Isaacs, an unmarried man of record in Instrument No. 20240708-0050932 Register's Office for Davidson County, Tennessee, dated June 26, 2024 and recorded on July 8, 2024.**

**This is property more commonly known as 1247 Sunnymeade Drive, Nashville, TN 37216.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 27th day of April, 2026.

Kathryn Wilkening

Jason Shelton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of April, 2026, before me personally appeared Kathryn Wilkening and Jason Shelton, 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 27th day of April, 2026.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Certificate of Authenticity

I, Scott Hubbard 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

4/27/26.

Date

Affiant Signature

April 27, 2026

State of Tennessee
County of Williamson

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

Notary's Signature

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07-02-2029
DAVIDSON COUNTY

My Commission Expires: _____
Date

Notary's Seal (if on paper)

M&H File #: **26-208**