Karen Johnson Davidson County
Batch# 1413728 DEEDWARR
04/30/2026 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,857.40
20260430-0038341

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $502,000.00.

Affiant

Subscribed and sworn to me on 04/29/26.

NOTARY PUBLIC

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Luke Carson Westmoreland Brook Westmoreland 6872 Bridgewater Dr Nashville, TN 37221	First Bank 722 Columbia Franklin TN 37064	126 16 0A 128.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Shane Kuhlman and Robyn Kuhlman, f/k/a Robyn Hesse, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Luke Carson Westmoreland and Brook Westmoreland, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Final Plat, Riverwalk, Phase 1A, Section 1 & Phase 1B, Section 1, of record in Instrument No. 20011026-0117231, 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 the same property conveyed to SHANE KUHLMAN AND ROBYN HESSE, their successors, heirs and assigns by Warranty Deed from Sivalee Mauldin and Nathaniel Mauldin (also known as Nathan Mauldin), a married couple and Debra Scott, a married person, as joint tenants with right of survivorship, of record in Instrument No. 20210916-0124719, Register's Office for Davidson County, Tennessee, dated September 3, 2021, and recorded on September 16, 2021. Robyn Hesse has since married and is now known as Robyn Kuhlman.
>
> This is improved property known as 6872 Bridgewater Dr, Nashville, Tennessee 37221.
>
> The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 04/28/2026.

Shane Kuhlman

Shane Kuhlman

Robyn Kuhlman

Robyn Kuhlman

STATE OF Texas
COUNTY OF Comal

On 04/28/2026, before me personally appeared Shane Kuhlman and Robyn Kuhlman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 04/28/2026.

Lauren Peterson
NOTARY PUBLIC

Lauren Peterson
ID NUMBER
134082524
COMMISSION EXPIRES
June 3, 2029

My Commission Expires: 06/03/2029

Electronically signed and notarized online using the Proof platform.

State of Texas

County of Tarrant

This instrument was acknowledged before me by means of an interactive two-way audio and video communication on 04/28/2026 by Robyn Kuhlman.

Summer Rawn Wilson II
Notary Public, State of Texas

Summer Rawn Wilson II
ID NUMBER
[illegible]
COMMISSION EXPIRES
July 21, 2027

Electronically signed and notarized online using the Proof platform.

True Copy Certification

I, Yvette Meldrum, 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 4/28, 2026

4/28/2026

Affiant Signature Date

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this 28TH day of April, 2026.

Notary's Signature

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY