Karen Johnson Davidson County
Batch# 1415844 DEEDWARR
05/05/2026 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20260505-0040590

WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. KS-26-2127

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 3.20.28
(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
Shortcake, LLC	New Owner	
(NAME)	(NAME)	082-14-0A-026.00-CO
1044 1st Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(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, **Daniel Keith Kitchell and Sharry Kitchell, Trustees of Kitchell Joint Revocable Living Trust dated April 20, 2022**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shortcake, LLC, a Tennessee Limited Liability Company,** 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1044 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, Instrument No. 20060518-0058640, and Instrument No. 20150402-0029055, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228- 0155671, Instrument No. 20060518-0058640, and Instrument No. 20150402-0029055, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Keith Kitchell and Sharry Kitchell, husband and wife by Warranty Deed from Rossana Franklin, a single woman of record in Instrument No. 20210311-0032177 Register's Office for Davidson County, Tennessee, dated March 09, 2021 and recorded on March 11, 2021.

Being the same property conveyed to Daniel Keith Kitchell and Sharry Kay Kitchell, Trustees of the Kitchell Joint Revocable Living Trust dated April 20, 2022, and Any Amendments thereto by Quit Claim Deed from Keith Kitchell and Sharry Kitchell, husband and wife of record in Instrument No. 20220826-0096776 Register's Office for Davidson County, Tennessee, dated August 12, 2022 and recorded on August 26, 2022.

This is property more commonly known as 1044 1st Avenue North, Nashville, TN 37201.

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 5th day of May, 2026.

Kitchell Joint Revocable Living Trust dated April 20, 2022

By: Daniel Keith Kitchell
Daniel Keith Kitchell, Trustee

By: Sharry Kay Kitchell
Sharry Kitchell, Trustee

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson (LH)

On this 5th day of May, 2026, before me personally appeared Daniel Keith Kitchell and Sharry Kitchell, Trustees of Kitchell Joint Revocable Living Trust dated April 20, 2022, 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 5th day of May, 2026.

~~Notary~~ Signature
My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 5/5/26 (date of document).

Affiant Signature

5/5/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

