Karen Johnson Davidson County
Batch # 1417316 DEEDWARR
05/07/2026 09:46:00 AM 2 pgs
Fees: $13.00 Taxes: $1,812.63
20260507-0041127

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$489,900.00**

Subscribed and sworn to before me this 6th day of May, 2026.

Notary Public **Affiant**

My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Kaitlyn Newsom & Benjamin Kuper **306 Carlton Place** **Goodlettsville, TN 37072**	**Same as New Owner**	**018-07-0-155-00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Larry R. Voskamp and Margaret E. Voskamp, as Trustees of the Voskamp Family Living Trust 2024 dated May 30th, 2024**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Benjamin G. Kuper, unmarried, and Kaitlyn E. Newsom, unmarried, as, as joint tenants with rights of survivorship**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plant of Final Plat of Phase Two - Section Four, Charleston Square of record in Plat Book 6900, Page 725, Surveyors Certificate of correction record in Book 7665, Page 366, 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 Larry R. Voskamp, and Margaret E. Voskamp, husband and wife by Warranty Deed from John William Roberts, III and Angelica Bonifacio Roberts, Co-Trustees of the AJ Roberts Family Trust U/A/D October 25, 2018 of record in Instrument No. 20211124-0156097 Register's Office for Davidson County, Tennessee, dated November 16, 2021 and recorded on November 24, 2021.

Being the same property conveyed to Larry R. Voskamp and Margaret E. Voskamp, as Trustees of The Voskamp Family Living Trust 2024 dated May 30th, 2024 by Quitclaim Deed from Larry R. Voskamp, and wife, Margaret E. Voskamp of record in Instrument No. 20240606-0042463 Register's Office for Davidson County, Tennessee, dated May 30, 2024 and recorded on June 06, 2024.

This is ( ) unimproved (X) improved property known as: 306 Carlton Place, Goodlettsville, TN 37072

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 4th day of May, 2026.

Voskamp Family Living Trust 2024, dated May 30, 2024

Larry R. Voskamp, Co-Trustee **Margaret E. Voskamp, Co-Trustee**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Larry R. Voskamp and Margaret E. Voskamp** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such persons are the **Co-Trustees of the Voskamp Family Living Trust 2024 dated May 30th, 2024** and are authorized by the Trust, to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Goodlettsville, Tennessee this the 4th day of May, 2026.

NOTARY PUBLIC
My Commission Expires: 3-9-2027

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY